



NEWS SUMMARY

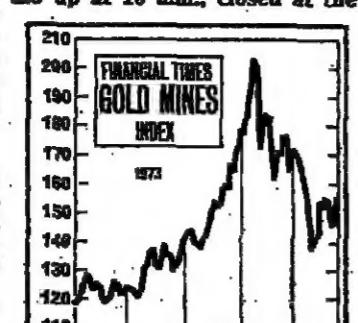
GENERAL

Bomb bets hop blaze

BUSINESS

Equities fail to sustain recovery

• EQUITIES failed to sustain Wednesday's recovery and the FT 30-share index, after being 2.3 up at 10 a.m., closed at the



previous day's level of 147.7. The Gold Mines index, however, rose 1.8 to 155.2, a three-day gain of 8.3.

• SOME short-dated gilts edged up 1.10, but medium and longs were unchanged.

• GOLD lost \$2.25 to \$105 an ounce.

• STERLING weighted depreciation from Smithsonian parities was 17.18 per cent (17.07 on Wednesday).

• WALL STREET closed 0.30 down at 832.53.

• LEGAL AND GENERAL Assurance has agreed terms for a takeover of Cavendish Land in a deal worth £6.1m. Page 23 and Lex

The attacks came as Special Branch and Bomb Squad detectors carried out widespread checks in London and the Midlands, searching homes and questioning the occupants.

In one raid on the Wimbledon home of an Irish family, a red-faced man, aged about 20, stepped down a dark alley. The search for the man, who was believed to be armed, continued.

Although yesterday's "flash explosion" at a shoe shop in Baker Street, Birmingham, came without warning, no one was injured.

The bomb at Baker Street, which weighed 1 lb, was found in a footbridge between platforms.

Belfast, the RUC warned that

was possible the IRA had

guised OHMS buff envelopes

and would use them in its letter

campaign.

Rescue race o mini-sub

as two men trapped in the mini-sub on the ocean bed off the coast of Cork were lying down not talking to each other in order to save oxygen. Mini-

Pies' mother ship, Vickers Voyager, was on the way with two more mini-subs and divers hope to attempt the rescue

this morning.

Strike-break hove by Chile

Sir's Interior Minister Sr. Pedro Briones decided to revoke the legal status of the Confederation of Lorry Owners whose strike has upset the economy. Lorries of non-strikers are now guaranteed police protection. Page 5, Feature, Page 31

Hixon to appeal

President Nixon is to appeal from Washington Judge John's order to hand over tape recordings of his conversations with Watergate with his former law office. Page 5, Feature, Page 31

Ed war flare-up

had strengthened the guard the British Embassy in Reykjavik fearing demonstrations over the first death in the war. The man who died was a dead engineer on the Icelandic boat Aegeir. He was electrocuted while repairing damage done in a collision with HMS Apollo.

Quake city panic

Violent earthquake, which killed almost 100 of Colombia's best people in the capital Bogota, where people rushed to the streets as buildings began to sway.

No Naples—but

vaccinated first

Others expecting to visit the Naples area are advised by the Health Department against cholera. In case of an outbreak there being ten cases including Naples. Page 5

Defly.

High Captain, retiring son of International Public Corporation, signed a contract to undertake documentation and interviews for ATV. Page 10

Airways has appointed

Colin James to the new air safety officer.

Record settings

fetched prices at Phillips. Page 23

Paper records ITA's

exchange to IBA.

PRICE CHANGES

(See price unless otherwise indicated.)

RISSES

July 31, 1973 ... 1973 + 7%

Royal Navy Stores 668 + 7%

Rich Antanz 65 + 3%

Richill Extrn. 532 + 6%

Rocky 260 + 7%

Rough & Tumble 188 + 7%

Rough & Tumble 188 + 5%

Rough & Tumble 122 + 3%

Rough & Tumble 60 + 6%

Rough & Tumble 263 + 10%

Service Group 52 + 3%

Sparks Indu. 50 + 3%

Swift Indu. 33 + 3%

Swiss Timber 130 + 4%

Tatton 125 + 3%

Telecom 141 + 6%

Telecom 141 + 7%

Stoddard 'A' ... 92 + 3%

Stork (George) ... 90 + 5%

Thomas Nationwide 158 + 6%

Wilkins & Mitchell 155 + 13%

Young & Carpenters 158 + 6%

Canadian Geothermal 92 + 7%

Woodside-Burman ... 119 + 9%

Bouygues 150 + 6%

Broken Hill South ... 154 + 9%

Buffels 950 + 30%

De Beers Dfd. 350 + 2%

Lorho 71 + 6%

M.I.M. Holdings 102 + 8%

President Brand 935 + 25%

Western Areas 210 + 10%

FALLS

Aust. & N.Z. Bank 373 - 1%

Mather & Platt 88 - 7%

PwC (WJ) 88 - 7%

Slough Estates 71 - 4%

Tavener Rutledge 73 - 6%

Oil Exploration 101 - 6%

British Indian 80 - 5%

FINANCIAL TIMES

Friday August 31 1973

** 6p

INDEPENDENT

PENSION

SCHEME

ADVISERS & PLANNERS



LIONEL SAGE
(Life & Pension Consultants) Ltd.
St. Clare House, Minories, London,
EC3. Tel. (01) 481-8221.

1

Big fall in building society receipts

BY MICHAEL CASSELL

2

BY IHSAN HIZAJI

KING FEISAL of Saudi Arabia today gave a warning against the use of Arab oil as a political weapon.

He and his son, Prince Saud Al Feisal, who is Under-Secretary at the Petroleum Ministry, were both interviewed by Mr. Selim Louzi, editor of the Beirut weekly magazine Al Hawadash.

King Feisal gave a warning against "slogans which deliberately intend to push the Arabs to gamble with their strongest weapon (oil)."

"No one is asking where, if we cut off the oil, we would get the money we need for supporting our country and providing assistance to our brothers on the confrontation lines with Israel."

Sympathy

Prince Saud said that oil could not be used as an artillery shell, but rather it was an economic weapon that should be used only after thorough studies had been made.

If Arab oil were cut off to-day, the United States would not be harmed because it would not be dependent on Arab oil before the end of the seventies. Only Western Europe and Japan would be harmed by such action, Prince said.

"What benefit is there in arousing the fears of the Europeans and Japanese at the time when they are showing a growing sympathy with us?"

Demands

The purpose of the call for use of Arab oil as a weapon was to put pressure on the U.S. Cutting of the oil would not achieve this place at this stage.

Barring Government intervention, it now looks as though societies will decide to raise the mortgage rate to 10.5 per cent or possibly 11 per cent, so that investors may again be offered a better return on their savings.

NET RECEIPTS 1973

January	£158m.
February	£106m.
March	£60m.
April	£105m.
May	£211m.
June	£188m.
July	£225m.
August (estimate)	£100m.

Building orders fall back

Page 10

3

4 In New York

— August 30 Previous

Spec.	£2,450-4,620	£2,425-4,645
1 month	1.00-0.90	0.95-0.85
3 months	2.85-2.75	2.75-2.65
12 months	8.48-8.30	8.35-8.10

There also seems to be a concerted Saudi effort to quell growing Arab demands for the use of oil as a weapon after the U.S. veto at the Security Council last month which defeated an anti-Israel draft resolution.

The magazine said that the rest of the money would come from three other oil producers—Kuwait, Abu Dhabi and Qatar.

President Sadat returned to Cairo this week from a secret visit to Saudi Arabia, Qatar and Syria. The Emir of Kuwait, Sheikh Sabah Al-Ali Salim, who is visiting Saudi Arabia, will visit Cairo soon.

According to his report, King

Feisal and President Sadat had

agreed on a formula whereby

income from oil rather than the oil itself would be used to strengthen the Arab position in the confrontation with Israel.

According to his report, King

Feisal has agreed to pay half the cost of projected Egyptian spending on armaments from the West.

The total cost has been given as £500m.

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Cairo soon.

Another prominent member of

the Saudi royal family, Prince

Abdullah Ben Abdel Aziz, com-

mander of the powerful National

WORLD TRADE NEWS

Move to 'keep Australia in Australian hands'

BY MICHAEL SOUTHERN, AUSTRALIA EDITOR

SYDNEY, August 30.

A BILL to revamp the Australian projects. For foreign investors, it is essential to preserve the Industry Development Corp. the new National Investment Fund which is to be established statu and its ability to work in important and influential by a separate Bill also introduced and industrial due to day will act as the channel. This means that foreign enterprises in Australia was introduced into Parliament's capital for development of natural resources would go into investment bonds in a special division of the Fund.

The Bill will ensure that all future developments of any significance are owned and controlled by Australians. It does not, however, suggest that existing foreign ownership will be interfered with in any way or assets taken from multinational corporations already operating here.

The Bill also makes it clear that it is though AIDC that the Government is to enter the search for and development of oil and gas in this country. The AIDC will be given powers to raise money locally, overseas, and also to seek direct grants from the Government for projects. In fact, the new AIDC will have virtually unlimited power to raise and invest funds.

The only limitations appear to be those of current Government monetary policy, and where high risk may be involved in national interest cases the Corporation can ask the Government to underwrite a project that is considered necessary.

The Corporation will be able to offer development finance in packages suitable to individual

Various methods

The Government plans to offer Australians various methods of investing in the AIDC and through it, to help keep Australia in Australian hands. One is the "buy back" fund, involving savings plans similar to superannuation and endowment insurance schemes. Contributions to these will be tax deductible to a limit of \$A1,200, an amount now allowable for contributions to insurance premiums. Dr Cairns said that it would slice off a larger cake and taking the major

power to assist in manufacturing and minerals projects, but on a limited scale has had its powers extended to cover transportation and distribution.

On this basis, it is clear that the influence of the Corporation will be enormous, not only through its direct holdings in new ventures, but through the fact that it will be the major vehicle for capital raising and funding new projects.

It is significant too that little money has been made of "buy back Australia," a slogan that has become popular here. The cost of such a project would be enormous. Instead, the Government hopes to diminish foreign ownership of Australian projects by simply making a limit of \$A1,200, an amount now allowable for contributions to insurance premiums.

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Leyland airlifts spare parts to U.S.

By Peter Hering

THE BIGGEST airlift of spare parts and accessories ever undertaken by the British motor industry is being completed to-day by the all-cargo carrier, Seaboard World Airlines, when the last of three Douglas DC-8 aircraft chartered from the airline by the British Leyland Motor Corporation takes off from Heathrow airport for New Brunswick.

It will be carrying the final load—approximately 35 tons

of a total of more than 80 tons

of a shipment of 1,1m. individual parts and accessories for Jaguar, Rover and Triumph cars which British Leyland require for the initial stocking-up of seven new centres it is establishing as part of a reorganisation and rationalisation of its parts distribution service in America which comes into operation on October 1.

Only way to meet deadline

The rationalisation, involving the reduction in the number of distribution centres the company has previously maintained in the U.S., called for delivery of the stocks by September 14. British Leyland decided that the only way the deadline could be met was to airlift the parts, but because the cost of shipping these on scheduled services at normal airline cargo rates proved too costly, it was decided to charter the three cargo aircraft from Seaboard, which is the biggest all-cargo airline operating across the North Atlantic.

Travelling in the cockpit with the three-man crew of the DC-8 to-day is Mr. Andy Woods, British Leyland's national parts manager for the U.S., who had recently flown over from America to assist in supervising and co-ordinating the operation.

The spares, which have a

retail sales value in the U.S. of approximately \$1m., were drawn from four of British Leyland's depots in the Midlands and from one in Cardiff.

All had to be assembled at Fletchamstead for packing, involving and labelling before being trucked to Seaboard at Heathrow, which is the biggest all-cargo airline operating across the North Atlantic.

Mr. Geoff Virgo, South Australia's Minister of Communications, inspected British Rail's new prototype suburban train at London's Cannon Street Station yesterday. South Australia is in the throes of railway modernisation, and Mr. Virgo is in Britain visiting BR installations—today he will be shown the Advanced Passenger Train at BR's technical centre in Derby.

CANADIAN TEXTILES

The Japanese are welcome

BY ROBERT GIBBONS

MINING MEN in Western textile manufacturers. Canada have been saying for several years that it is almost impossible to spend a few weeks Japanese strategy. The new metals without realising that couraging investment overseas for balance of payments reasons is bringing Japanese money and know-how directly to a harassed industry.

An ironic situation is beginning to affect the old textile towns of Quebec and Ontario and also such out-of-the-way places as the Acadian Peninsula, on the coast of New Brunswick.

To-day, several of British Columbia's newest and largest copper mines are shipping the bulk of their concentrates to Japanese smelters.

The next wave of Japanese interest in Canada was in the form of small cars. Thousands of Toyotas, Datsuns and now Mazdas pour into Vancouver and Halifax each year, helping to make the proportion of foreign car sales in the Canadian market constantly above 20 per cent. of the total. In the West in 1971 and early 1972, the proportion reached nearly 30 per cent.

The Japanese have a small assembly plant in Nova Scotia which puts together a token number of cars yearly. They have, however, invested heavily in marketing and servicing in and around the main population centres. The Japanese firms seem to have permanently improved the performance of Volkswagen in the Canadian market. Toyota has been out-selling Volkswagen for two years and the three Japanese concerns together sell twice as many cars in Canada as VW does.

Also in the last three years, the \$1,000m. expansion of the Quebec-Labrador iron ore mines has depended on the Japanese market. At the same time, up to the most recent upvaluation of the yen, Japanese textile firms,

through their own factories in Japan and through affiliates in other low-cost Far

Eastern countries, have made life extremely difficult for domestic

Canadian industry. Its fragmented management and structure, and the small size of its markets, make it difficult to spend a few weeks in the field prospecting for official Japanese policy of encouraging investment overseas for balance of payments reasons is bringing Japanese money and know-how directly to a harassed industry.

The Brucks have done quite a lot of business with the Japanese for many years, buying raw cloth and converting it in Canada into fabrics. But they have often boasted that they could keep ahead of the Japanese because they knew the Canadian market and the trend of fashion and could switch most of their production to that which might develop.

Critics say that the Brucks have just given up, faced with declining low profitability and shortage of labour in its mills.

Gerald Bruck has pointed out that though there is heavy unemployment in the area outside Montreal where the company has built new facilities, no one will take the jobs he offers at \$100 to \$125 a week because the attractions of unemployment pay plus odd-jobs are too great.

Bruck says Marubeni contacted Ottawa and Quebec City about investment opportunities a year ago, and there was no problem with the impending takeover legislation. It was apparently judged that there would be sufficient "significant benefit" to Canada to allow the Japanese firms to take over Bruck.

Bruck says also that with the fast pace of technical change in textiles, his company on its own cannot generate the capital or know-how to keep up. After the last revaluation of the yen, the Japanese realise they have known to be looking at

the cyclical nature of the become high-cost producers and other companies.

Largest ever

It is the largest ever finding investment in this unemployment area. The industrial town is Bathurst, which on pulp and paper, and the Noranda Mines-control New Brunswick Mining Smelting operation. The population of Caraquet has seen several small Japanese technicians them without much difficulty since they will give jobs to several hundred men in the younger generation and inject several million dollars a year into the local economy.

Last year, Carrington-Vic of Britain bought Crossbar Textile Mills of Montreal, a firm by Canadian standards.

Because of the difficult position of much of that remains of Canadian textile industry, seems that it is an area of foreign takeovers will find little difficulty. The Japanese

realise they have known to be looking at

the cyclical nature of the become high-cost producers and other companies.

Swedish challenge to ITT in India

BY CHRISTOPHER LORENZ

IN A MOVE which could have major significance for International Telephone and Telegraph's dominance of the Indian telecommunications market, L.M. Ericsson, the Swedish multinational, has won an order for New Delhi local exchange.

The development comes almost a decade after ITT took over from Plessey as the virtually exclusive supplier of telephone know-how to the Indian authorities.

Thorn Electrical Industries announced that it was having talks with the Swedish company with a view to establishing co-operation in the U.K. market.

Ericsson's interest in India dates back a decade, to the time when, in common with Plessey, it was beaten by ITT to a major on-going order for Crossbar

equipment. Previously, Plessey had enjoyed a similar exclusive status for 15 years as a supplier of Strowger.

Unconfirmed reports that the Indian authorities were not completely satisfied with their relationship with ITT were strengthened when they called for tenders for the New Delhi exchange.

The situation gains in significance in view of Indian phone industries' plan to set up a new manufacturing facility, probably for Crossbar equipment.

Mr. Boero Lundvall, Ericsson's president, told the Financial Times yesterday that it could be between six and 12 months before the Indians came to a decision.

Although Mr. Lundvall said it was still too early to say, he was hopeful he was that Ericsson would get the factory order to enter the Indian market in a way, though it would take marked surge in its volume the achievement to Ericsson's recent disruption of ITT's strong position in Spain.

Within nine months, Swedish concern may also in the results of Iran's imposed where a tender will soon be issued, in connection with World Bank-financed project.

Ericsson's overseas expansion particularly evident in It where a second factory is in going completion and a third under consideration.

Ericsson's interest in India dates back a decade, to the time when, in common with Plessey, it was beaten by ITT to a major on-going order for Crossbar

U.K. exports to India fall

BY OUR OWN CORRESPONDENT

FOR THE first time in two years

British exports to India have tended to lag behind imports from India, according to the latest final figures available for the first four months of 1973.

U.K. exports according to official statistics during the four month period totalled £43.57m. compared with £47.8m. in the same period last year while imports shot up to £41.2m. from £32.25m.

Almost the whole of the decrease in exports is due to a big drop in the U.K.'s steel sales.

Increases in imports from India are mostly accounted for by cotton textiles and fabrics, clothing material and yarn, feeding

stuffs for animals and leather and manufacturers.

However, the U.K. credit of £71.5m. given for the last financial year against an aid commitment of £63m. appears to have helped a greater flow of British equipment and machinery for Indian projects like power generation, fertilisers and steel.

Sizeable contracts

Several British companies in recent months have secured sizeable contracts to supply machinery and equipment:

For example, Paramount will be supplying three sets of heat resisting steel castings for boilers in three Indian power stations.

NOTICE OF REDEMPTION

to the holders of Debentures payable in American Currency of the issue designated

9 1/4% Sinking Fund Debentures Series BQ due October 1, 1985 (herein called "Debentures") of the

Q. QUEBEC HYDRO-ELECTRIC COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN that the Quebec Hydro-Electric Commission intends to and will redeem for SINKING FUND PURPOSES on October 1, 1973 pursuant to the provisions of the Debentures, the following debentures as indicated in the above-mentioned issue, at 100% of the principal amount plus accrued interest to the redemption date, namely:

Debentures bearing the Prefix BQ:

00004 00804 01974 02878 03833 04782 05735 06888 07812 08575 08518 09477 11481 12740 14180 14833
00005 00805 01975 02879 03834 04783 05736 06889 07813 08576 08520 09478 11482 12741 14181 14832
01001 01801 02980 03840 04841 05842 06890 07841 08577 08521 09480 11483 12742 14182 14833
01002 01802 02981 03841 04842 05843 06891 07842 08578 08522 09481 11484 12743 14183 14834
01003 01803 02982 03842 04844 05844 06892 07843 08579 08523 09482 11485 12744 14184 14835
01004 01804 02983 03843 04845 05845 06893 07844 08580 08524 09483 11486 12745 14185 14836
01005 01805 02984 03844 04846 05846 06894 07845 08581 08525 09484 11487 12746 14186 14837
01006 01806 02985 03845 04847 05847 06895 07846 08582 08526 09485 11488 12747 14187 14838
01007 01807 02986 03846 04848 05848 06896 07847 08583 08527 09486 11489 12748 14188 14839
01008 01808 02987 03847 04849 05849 06897 07848 08584 08528 09487 11490 12749 14189 14840
01009 01809 02988 03848 04850 05850 06898 07849 08585 08529 09488 11491 12750 14190 14841
01010 01810 02989 03849 04851 05851 06899 07850 08586 08530 09489 11492 12751 14191 14842
01011 01811 02990 03850 04852 05852 06899 07851 08587 08531 09490 11493 12752 14192 14843
01012 01812 02991 03851 04853 05853 06899 07852 08588 08532 09491 11494 12753 14193 14844
01013 01813 02992 03852 04854 05854 06899 07853 08589 08533 09492 11495 12754 14194 14845
01014 01814 02993 03853 04855 05855 06899 07854 08590 08534 09493 11496 12755 14

EUROPEAN NEWS

German Ford workers go back after 11 arrests

BY JONATHAN CARR

THE FORD works at Cologne following an agreement between workers and management on a scale of living bonus. Similar cause.

A minority of workers tried to house deals have been agreed to stop the majority from returning elsewhere in recent days.

ing to the production lines. But what a Ford spokesman said.

Ford was the major remaining centre of unofficial strikes in the 1,000 militancy used threats to engineering industry which prevent work re-starting in two-thirds of the plant. When they began about two weeks ago, mainly over demands for bonuses to compensate for the rising cost of living.

The strike broke out and police intervened, detaining 11 people—seven Turkish "guestworkers" and four Germans.

It was the dismissal by Ford of 300 Turkish workers who were tapering off, at least for of the present, attention will now return late from holiday which focus on a meeting to-morrow between engineering union and employer representatives at national level.

Agreement to hold the meet came after a nationwide television address by Chancellor Willy Brandt, who urged workers from outside the industry to stay and stressed the Government would stand by its tough anti-inflation programme.

Ford, which has been losing to-day against trying to pin the blame for the overall troubles through the stoppage, would have been on radicals. He condemned the Ford disturbances but said metal-

workers were very independent people, not influenced without cause.

BONN, August 30.

Herr Loderer will be heading the union delegation to the talks in Krefeld to tomorrow with leaders of the Engineering Employers Federation. The union is expected to urge earlier wage negotiations than planned as well as a more flexible wage agreement, perhaps covering six months rather than 12. The object would be to prevent wage increases falling out of line too quickly with rising living costs.

Sceptical

The employers currently view both suggestions with scepticism. They note that price rises in the engineering field have been well below the national cost of living increase which is about 8 per cent.

In advance of the talks, Herr Loderer has also called on the Government to institute price controls. He said this demand was all the more reasonable since the working man substantially helped put the Social-Democrat-Free Democrat coalition back in office last November.

Further bid to overcome Bonn-Prague obstacles

BY JONATHAN CARR

BONN, August 30

WEST GERMANY to-day took further action which could help diplomatic ties between Bonn and Prague would at last be established.

The treaty was initialled in June but since then problems have arisen because of differing interpretations of the Berlin-Power accord of 1971 on the Berlin.

Bond feels that it is entitled to represent West Berlin institutions, as well as Berlin residents, through its consular services in Czechoslovakia.

It is understood that the note, replying to a Czechoslovak communication earlier this week, has already been passed on through the West German trade mission in Prague.

The contents of neither has been disclosed, but officials say that for the present the question lies in Moscow. Had the Soviet Union not been supporting the stand that the three countries have taken, it is believed the question

would long since have been settled.

EEC Commission studies U.K. aid for new Hawker jet

BY LORELIES OSLAGER

Frankfurt overnight rates hit 20%

By Andrew Hargrave

FRANKFURT, August 30.

OVERNIGHT RATES in Frankfurt shot up to around 20 per cent to-day from 12 per cent yesterday and 7 per cent earlier this week. The squeeze on liquidity, in complete contrast to the position last week, is largely the result of the banks' end-of-month obligation to match the deposits they hold with minimum reserves frozen at the Bundesbank.

The Bundesbank, true to its recent pledge to iron out extreme fluctuations in the money market, promptly renewed its offer to buy bills of exchange, charging 16 per cent interest this time.

Chemical Securities Limited PRELIMINARY RESULTS

Chemical Securities Limited

PRELIMINARY RESULTS

The preliminary results for the year to 30th June, 1973 are:

	1973	1972
Pre-tax profit	£378,642	£66,384
Taxation	153,435	(3,731)
Profit after tax	225,207	70,115
Earnings per 10p share	3.22p	1.56p

- Dividends totalling 24.85% gross (or equivalent to gross) have already been paid, the maximum permitted under the Counter Inflation Act 1973.
- 1973 saw an important change in the group's activities with the acquisition of the International chemical merchants, Kingsley and Keith Chemical Group Ltd.
- Kingsley and Keith contributed pre-tax profits of £307,683, compared with a forecast of not less than £270,000 for their year ended 30th April, 1973. Since then profits have been at a significantly higher level than last year's buoyant second half.

International Systems and Controls Corporation

The quarterly dividend of 6½ per share of ISC Common Stock will be paid on September 19, 1973 to holders of record on September 5, 1973.

W. D. Frank, Secretary
2727 Allen Parkway
Houston, Texas 77019

ISC is engaged in engineering, manufacturing, trading and financial operations on a worldwide scale. Its principal markets are in the development of energy and agricultural resources and grain and food, chemical and petrochemical processing.

MUNICH AFTER THE GAMES

An Olympic hangover

BY JONATHAN CARR

A YEAR after the Munich Olympic Games, a deep brown stain is spreading slowly across much of the once fully transmuted Olympic roof.

The problem is only one of the many facing those who, as I heard it put locally, hoped to dig gold from the Olympics but seem rather to have been digging their graves.

At the Olympic Village, hundreds of apartments due to be sold remain empty. At hotels which sprang up for last year's influx of visitors, many beds are unoccupied. Olympic officials blame Government policy, hoteliers blame the Tourist Office. Despite it all Munich remains its fascinating self. But clearly there has been some magnificent miscalculation in a city where, for good or ill, things never seem to happen by halves.

The plexiglass Olympic roof has been controversial ever since its conception. Its cost of about DM37m. (about \$22m. at to-day's rates) and it was discovered with difficulty that it would cover less of the main stadium than had first been hoped. The staining affects not the plexiglass itself but a second material hung slightly beneath it. The heat between the two layers has at times reached some 90 degrees this summer—much higher than expected—causing the lower part gradually to turn brown. Officials responsible for the Olympic site are considering packing the space with glass wool so that the stains will not be apparent. But then light would not enter either. The architect says this interferes with his basic conception and TV cameramen fear that special lighting would become necessary when they film the stadium.

Whatever solution is adopted, it will add significantly to the costs already involved in upkeep—about DM2.5m. annually for the 80,000-seat main stadium and similar sums for the Olympic Hall and swimming baths.

As if this were not enough, city officials are now calling for modifications to the stadium following a riot there this month in which more than 140 people were injured. Thousands of impatient fans, still queuing for tickets, when a football match was due to begin, burst into the

stadium and blocked official entry and exit points. Now there are demands for more box offices for numbered seats only and a substantial force of police to curb any future disturbances.

Police said the aesthetically pleasing stadium was splendid for the thousands of peaceful Jehovah's Witnesses who recently held a congress there.

An impudent soccer crowd was quite another matter.

If the stadium has trouble in keeping people out, the Olympic village just to the north is having serious difficulties in getting inhabitants in. Of the 1,621 apartments up for sale at the site, hailed as providing "a way of life for the future" only 43 per cent have been taken.

Even this figure understates the sense of a ghost town which one perceives when walking around

the flats cost even more than that—but the average price works out about right.

Why then are there so few buyers in a fast-expanding city of 1.4m. people? The sellers point to the Government's battle against inflation and the resulting tightness of credit. Certainly it has been a factor. Another is rents—which, at DM2.50 per square metre, are well above average. But beyond this there is another answer affecting particularly those in the highest price range, who could be expected to take the most expensive apartments. The village is well outside the lively city centre, its underground road and air of a fortress tend to discourage passers by from wandering

around the start of a general trend.

Some hoteliers point an accusatory finger at the Munich tourist traffic in May, which was often choked with traffic and crowded in its posting. Many motorists, warned, decide in advance to try a further journey by road.

Munich the same day now is under way on an Autobahn which will connect the city with the A3, the motorway to bypass Munich completely.

The stretch between Nuremberg and Salzburg's bahns will be ready by the end of 1975 and the stretch to Stuttgart Autobahn by the end of 1976. It will then be easier to go round Munich than to go to it.

Not only hoteliers, restaurateurs and shopkeepers fear many tourists do not come to Munich, which will contain the same number of visitors as the present, although it remains one of the most attractive of cities. It is big enough to contain an art gallery, science museum and opera house world distinction. Yet in minutes' drive you can find yourself in the river where trout is served and big city seems as remote as the moon.

Such failings as this possess often seen in the result of a test which many benefits but is occasionally misdirected. If something like a good idea in this someone always seems to be available to try it out. One example. There is a large block of boutiques, restaurants and a cinema which is meeting point in Schwabing's Chelsea. For a part of the City has, in proper fire precautions and future is in jeopardy. But appointment vanishes in mention of "Schwabing red and orange concrete nearing completion" which intended to be a cross between Schwabing and Babylon, a meet at which the mind begins to drift. It is the City disappears, offer even more, and if it not—something else will turn. In Munich they do not sit and weep for long.

"Clearly there has been some magnificent miscalculation in a city where, for good or ill, things never seem to happen by halves."

the area. Most of the apartments sold so far have been the smaller ones of up to two rooms. Some 80 per cent of those with three to six rooms remain unoccupied.

The concerns trying to sell the flats have come in for much public criticism on the grounds that they unfairly boosted prices. This cannot be fully sustained. It is true that Munich first provided land cheaply to the builders of the Olympic Village, intending that the section for male athletes should be sold off cheaply after the Games. The optimistic vision was of Munich's most modern urban development being born of the Olympics and inhabited by people who might otherwise never have had the chance to live in such pleasant surroundings.

The original contract foresees an average price of DM1,247 per square metre, but those disposing of the flats were allowed to increase this by a specified percentage should overall costs rise in the meantime. Costs have risen so sharply that the sellers are now entitled to ask DM1,550 per square metre. True some of

well be aiming either for the price of the city or the sunk into complacency.

To attract more overnight visitors, Munich offers a special scheme called "Autostop". Under it, a motorist receives an hotel room with breakfast, a guaranteed parking spot, a 24-hour ticket for unlimited use of public transport, free access to galleries and museums and entrance to the Olympic Tower for prices ranging from about \$5 to \$8 per night.

It is perhaps surprising to learn that yet another hotel, with 1,400 beds in 800 rooms, is to be opened in the autumn. But this one, run by several airlines, is trying to keep costs and prices down by cutting frills and providing modern but simple rooms and a self-service restaurant.

It could have considerable success attracting those tourists who pour down from the north on their way to Austria, Italy or Yugoslavia and merely want an overnight stay in a convenient spot.

However, there is another development under way which could adversely affect the over-

flow of tourists from the airport between Bonn and Paris, Bonn, should become clearer.

After the Cabinet meeting, did go out of his way to attend the meeting to endorse the support given by his Foreign Minister M. Michel Jobert this week to future Spanish membership of the Common Market.

It is now evident that Paris considers Spain is now the world's tenth industrial power.

PRESIDENT POMPIDOU is remaining inscrutable on the vexed question of Franco-German relations, debated without cease since the provocative remarks three weeks ago of his Agriculture Minister M. Jacques Chirac that Bonn was "moving away from Europe."

In particular, the committee believes that more charter traffic could be directed to the airport, although it is acknowledged that tighter controls by the U.S. Civil Aeronautics Board over charter business in general have been a serious blow to Shannon.

Sharp fall in Shannon passenger traffic

BY DOMINICK J. COYLE

DUBLIN, August 30. IRELAND is still seen as a significant cause for the marked decline in passenger landings, the Shannon action committee, which includes regional political representatives and trade union officials, believes that the Government's decision (already announced) to permit one U.S. scheduled carrier access to Dublin.

A company spokesman said that the HS 146's specification was very close to that of the newly-developed VFW-Fokker F 28 short-haul jet airliner, for which 68 orders have so far been received.

The conclusion is therefore, that the two aircraft will be directly competing with each other, "in contradiction to what Hawker Siddeley has always maintained, which was that the two planes were destined for different markets."

This makes sales difficult not only for F28, but also for the British plane.

The spokesman added that the British decision to go ahead with the project was taken despite lobbying for the F28 in British Parliamentary circles by Fokker executives and several efforts at the Dutch Government level to deter the British Government from supporting the Hawker project.

Reading prepared statement, the spokesman added that the British decision was "incompatible with any reasonable European policy regarding the development of new planes."

VFW-Fokker believed that the creation of such a policy is urgently necessary within the framework of a European union.

Government to maintain price and rent controls and prevent distortion of trade, for compulsory inter-corporate deposit by companies in both periods, levies on certain corporate and fall profits (e.g., after devaluation), etc. They all require under the provisions of the Constitution a five-sixth majority in Parliament. Either the Conservative Party (with 34 seats out of the 200) or the Communist Party (37) alone can block their entry into force at any rate until after the next general election, which would ordinarily be in 1976.

The problems, both political and economic, are many and difficult. They are, moreover, the same problems that were causing concern a year ago. As then everything hinged on the signature of the Finnish agreement with the EEC on free-trade in industrial goods that was finalised in July 1972. Now, at last, there seems to be some progress on this issue, but the operative word is "seems."

The problems, both political and economic, are many and difficult. They are, moreover, the same problems that were causing concern a year ago. As then everything hinged on the signature of the Finnish agreement with the EEC on free-trade in industrial goods that was finalised in July 1972. Now, at last, there seems to be some progress on this issue, but the operative word is "seems."

This is the dilemma facing the Prime Minister, Mr. Kekkonen, who is secretary of the Social Democratic Party. If the EEC agreement is signed in the next few weeks but the controversial Bills are delayed until after the next election, what does he report to his party executive?

The fate of the Government may depend on this issue, indeed so because of the sharply progressive assessment scale.

For their part the unions have adopted a more constructive tone, though still insisting that the situation at Lip offers an ideal trial ground for the "worker control," dear to the CEDT union in particular, that flourished briefly at Besançon before the police took over the plant early on August 14.

Perhaps most significant may be the direct call by M. Georges Saguier, head of the CGT, France's largest union, for the Lip men to "show their desire to reach a satisfactory negotiated solution as speedily as possible."

Despite the apparent narrowing of differences, one obvious stumbling block remains, in that the determination of the

Pompidou quiet on Bonn issue

BY RUPERT CORNWELL

PARIS, August 30. PRESIDENT POMPIDOU is remaining inscrutable on the vexed question of Franco-German relations, debated without cease since the provocative remarks three weeks ago of his Agriculture Minister M. Jacques Chirac that Bonn was "moving away from Europe."

After the Cabinet meeting, did go out of his way to attend the meeting to endorse the support given by his Foreign Minister M. Michel Jobert this week to future Spanish membership of the Common Market.

It is now evident that Paris considers Spain is now the world's tenth industrial power.

However, President Pompidou's silence on the important meeting of the President said that no step would strengthen Mediterranean or "Euro" element in the EEC, weak by the recent adhesion of Britain, Denmark and Ireland.

Annual Statements—continued

WEST CUMBERLAND SILK MILLS CONTINUING PROGRESS

Extracts from the chairman's statement of the Chairman, T. L. de Gara.

It is a pleasure to report substantial increase in the Company's results for the year ended 31st March,

OVERSEAS NEWS

Egyptians preparing for unity moves

EGYPTIAN OFFICIALS were to-day setting up the machinery for implementing new steps towards a union between Egypt and Libya.

Although last night's announcement by the Egyptian and Libyan leadership did not amount to an immediate merger between the two countries, a number of real steps were due to be carried out on Saturday.

These include the formation of a 100-member Joint Constituent Assembly, the creation of an economic free zone on each side of the Egyptian-Libyan border and a new joint currency called the Arab Account Dinar.

News of the unity declaration

CAIRO, August 30. President Muammar Khadafi flew back to Tripoli last night after signing a joint announcement following his meetings with President Sadat on the merger.

The authoritative Cairo news-paper Al Ahram whose editor, Mr. Mohammed Hussaini Heykal, is a staunch supporter of a full merger with Libya, wrote in an editorial that the establishment of the new state was the embodiment of the Arab masses' faith and a confirmation of the Arab revolution.

"The unified state paves the way to the mobilisation of Arab potential for the liberation of the (Israeli-occupied) land."

"It is a state which incarnates the refusal to surrender to fierce challenges, the refusal to submit to schemes aiming at weakening the Arab will, the Arab revolution and Arab freedom."

The unified state belonged to all who believed in Arab unity and aspired to a great Arab future, Al Ahram said. It added that the new state presented great challenges to Arab enemies and it needed the backing of all Arab revolutionary forces against imperialism, Zionism and retrograde UN officials.

Soon after his arrival, the Secretary-General was taken by car to Jerusalem, where he was due later today to meet the Prime Minister, Mrs. Golda Meir, and other Israeli leaders.

Before leaving for Egypt to-morrow afternoon, he will confer with staff of the UN Truce Supervisory Organisation, headed by Finnish Major-General Eusio Sillanpaa, who oversees the Arab-Israeli ceasefire.

Reuter

Waldheim in Israel

UNITED NATIONS Secretary-General Kurt Waldheim began a 30-hour visit to Israel to-day to exchange views with the country's leaders on prospects for a settlement to the Middle East conflict.

Speaking on his arrival, Mr. Waldheim said his purpose was not to present new plans but to establish personal contacts, to hear the views of Israel and present his own views. "I consider it my duty to do everything I can to help find a solution," he said.

Mr. Waldheim flew in a blue and white UN plane from Cyprus, where he stayed overnight after talks in Syria and Lebanon—part of a five-nation

Reuter

fact-finding tour of the Middle East which will later take him to Egypt and Jordan.

He was welcomed at Tel Aviv's Lydda airport by the Israeli Foreign Minister, Mr. Abdu

Elhan, and UN officials.

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Portugal names replacement for Guinea-Bissau governorship

BY BRUCE LOUDON

IN THE SECOND big change to Communist countries to take place recently in the command of Portugal's African wars, Gen. Joao Betencourt Rodrigues, 55, a one-time military attache at the Portuguese Embassy in London, was to-day nominated to take over as Governor and Commander-in-Chief in Guinea-Bissau.

Gen. Bettencourt Rodrigues, a close confidant of Dr. Caetano, the Prime Minister, served for three years as Army Minister under Dr. Salazar, he succeeds Gen. Antonio de Spina, who is back in Lisbon after more than five years in what is regarded as the most physically exhausting command post in Portuguese Africa.

It seems certain that Gen. Bettencourt Rodrigues will continue Gen. Spina's outspoken "Africanisation" policy aimed at achieving a Guinea for the Guineans within a Portuguese community.

But he faces some critical military problems, with his 26,000-man army confronted by rebels of the PAIGC movement better equipped than ever before, even to the point of boasting that they will soon have MiG fighters operating against the Portuguese from bases in neighbouring Guinea-Conakry. A number of rebels are understood to be undergoing training in the Soviet Union to fly the fighters when they appear. Meanwhile the rebels have achieved a startling new anti-aircraft capacity which is causing grave problems to the Portuguese, and its strength has been vastly increased by a massive build-up of armaments similar to those that were made available by the

to be no friend of General Arriaga's, since it was General Arriaga who effectively quashed an attempted coup against Dr. Salazar in which General Costa Gomes is claimed to have been a participant.

HEATH SAYS NO TO GEN. AMIN

By Our Foreign Staff

Mr. Heath has rejected an invitation from President Amin to visit Uganda and the President's suggestion that Britain should lend Uganda the money to pay compensation to dispossessed Ugandan Asians.

A Foreign Office spokesman said yesterday that Mr. Heath's reply to President Amin was delivered by the acting British High Commissioner in Kampala, Mr. John Stewart, on Wednesday.

In his letter, the Prime Minister told the Ugandan leader that the negotiations about compensation to companies and individuals would be better conducted at an official level and called for a reply to repeated

invitations from British requests for an early meeting of officials either in Kampala or London.

Mr. Heath also urged President Amin to release money "frozen" in the bank accounts of the Ugandan Asians who were expelled from the country last year. This money, he said,

Another figure to be watched in the current lining up of the generals is General Costa Gomes, the country's top soldier, who is General Commander-in-Chief of the Portuguese armed forces. He is very close to Dr. Caetano and is emerging as a President Amin repeated his demands on Kampala Radio.

AYCLIFFE DEVELOPMENT CORPORATION ANNOUNCE A UNIQUE OPPORTUNITY for DEVELOPERS

WISHING TO PARTICIPATE IN A MAJOR COMPREHENSIVE DEVELOPMENT PROJECT EMBODYING GOLF COURSES HOTEL GOLF INN/LEISURE CENTRE AND RESIDENTIAL DEVELOPMENT

The Aycliffe Development Corporation proposes to release a total of approximately 430 ACRES of land for the provision of a comprehensive development involving the construction of golf courses with ancillary features as an integral part of a leisure complex comprising an hotel, golf inn, recreational and landscaped open spaces, the whole to be closely associated with private housing.

The development site is at Newton Aycliffe, a New Town situated in the North East of England in County Durham. The existing population of Newton Aycliffe is approximately 25,000 and the present intention is that this figure will be increased to a target population of 45,000. It is estimated that 1,270,000 persons are resident within a 20 mile radius of the site.

Newton Aycliffe is well served by both road and rail communications. The New Town is directly served by Trunk Road A167 (the former A1) which connects with the A1(M) Durham Motorway within two miles. The town lies only some 6 miles from the main Kings Cross - Newcastle - Edinburgh railway and is within 15 minutes drive of Darlington's main line station. In addition, the Teesside Airport is situated within 30 minutes drive.

The proposal envisages the development of about 430 acres of land with about 140 acres available for residential development; the remaining land to be developed as golf course and recreational centre.

Further particulars and a comprehensive Developers Brief can be obtained by written application to the undersigned by the 22nd September 1973.

A. V. Williams, C.B.E., B.A. (Oxon),
General Manager and Solicitor,
Aycliffe Development Corporation,
Churchill House,
Newton Aycliffe,
Co. Durham.

HASSAN AND THE PLOTTERS

Mass trial brings 16 death sentences

KENITRA, Morocco, August 30.

A MASS TREASON trial for 157 Moroccans accused of attempting to overthrow the Government of King Hassan II ended to-day with the military court handing down 16 life sentences, the Government said.

The court gave prison terms to 71 other defendants, 15 of them life sentences. The remaining 70 accused were acquitted of any involvement in what the Government called "a plan of subversion aimed at creating a climate of social agitation and intoxication of public opinion."

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acquitted of any involvement in what the Government called "a plan of subversion aimed at creating a climate of social agitation and intoxication of public opinion."

The King aroused similar enthusiasm when he appealed for volunteers for "operation ploughshares" to till and sow 20,000 acres of cereal farms formerly owned by French and Spanish settlers and recently nationalised. In theory the land will go to the peasants.

For a King who has been the target of four attempts to kill or overthrow him in the past two years, he certainly seems very popular, at least with the peasantry who represent more than 70 per cent of the population of 18m. Some cynics say the huge crowds were shanghaied by the authorities, driven to the ceremonies in fleets of buses or lorries, and that if they had not cheered loud enough they would have been made to walk home.

But in fact Moroccan peasants love festivities, especially in the slack summer season when the harvests are in, and they are more than willing extras for royal pageants.

AMONG those charged were eight lawyers, including five members of a political party opposing the King. Although they were tried by a military court, the defendants are chiefly from the civilian ranks.

The death penalty is not an empty letter in Morocco. In January, 11 military officers were executed by a firing squad for their part in the 1972 attempt against Hassan's life when aircraft from the Royal Air Force shot at the King's private Boeing jet.

After disposing of military plotters who tried to shoot him in the summers of 1971 and 1972, the King this summer put two groups of leftists on trial for trying to topple his regime. The trial of the larger group ended yesterday with 16 death sentences for attempting to overthrow the regime. Another 16 were sentenced to life imprisonment, 56 to varying jail terms, and the rest were acquitted.

Both groups that were brought to trial appear to have assumed that there was widespread discontent and that once the shooting began it would spark a people's revolution. The group of 158 men on trial since June 25 before a military tribunal found to their cost that this assumption was false. They launched urban terrorism and guerrilla operations

because they have "despaired of democracy," since the King refuses to give them a voice in Government.

The second trial involves 80 people, mostly intellectuals, many of whom claim they are "imbued with Marxist-Leninist ideals." They are charged with planning to set up a "socialist republic" by fomenting disorder 18 months ago when there was widespread unrest in the education system. Several of them, including one woman, are in fact teachers or student leaders.

Six Government and opposition

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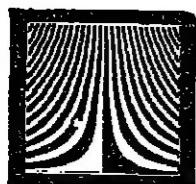
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The Technical Page

EDITED BY ARTHUR BENNETT AND TED SCHOETERS

OCEANOGRAPHY

Big exercise in North Sea

MORE THAN 100 measuring instruments deployed by 22 vessels are expected to be laid also is a likely outcome.

In the U.K., official oceanographic, hydrometeorological, fisheries and water pollution research bodies are involved in the programme, together with the London and Medway ports authorities and three colleges and universities.

Thus the interests of marine dynamics, fisheries research and marine chemistry are brought together in a programme which is the largest of its kind yet mounted in these waters.

A basic practical outcome of the programme will be greater knowledge of the movement of water in the area under various conditions of tide and weather so that, for example, larger ships can be more safely or efficiently operated in what is an increasingly congested area. Increased information about possible storm

or tidal damage on coastlines and the movement of pollutants

is also a likely outcome.

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mounted in these waters.

A particular objective is the

development of a mathematical

model of the marine system in

the above disciplines over the

Southern Bight and to do this

it will be necessary to obtain

simultaneous series of measure-

ments over a period of time, expec-

tected to be at least 40 days.

Among the instruments to be

used will be some 90 water cur-

rent meters, 20 bottom-mounted

off-shore tide gauges and three

automatic buoys.

A special experiment will make

use of a cross-channel Post Office

telephone cable to monitor the

water current vectors, circulation

and mixing, and pollution.

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so that, for example, larger ships

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ly congested area. Increased

information about possible storm

type.

But now the Americans are

rapidly perfecting techniques

which, quite apart from circum-

venting the water resources

factor, are reported to be

demonstrating quite remarkable

advantages over the traditional

aqueous-based approach.

Typical of these is a process

developed in the U.S. by Textile

Technology, Inc. (P.O. Box

41231, Indianapolis, Indiana

46241) which is now to be

launched in the U.K. and Europe.

Called the Chroma process, it

has been developed for dyeing

and finishing both knitted and

million dollar contract and

finishing systems of this type.

Several months ago, Textile

Technology negotiated a multi-

and finishing both knitted and

million dollar contract and

finishing systems of this type.

THE AMOUNT of water required woven fabrics, and it is claimed, for textile dyeing and finishing to cut by one-third the cost of processes is very considerable and for some time efforts have while increasing processing speed by as much as 400 per cent.

Closed circuit

Textile Technology sees among its longer-term objectives the establishment within the Common Market of a subsidiary corporation to cover the sales network, and a manufacturing facility to serve the area.

The U.S. company has now launched five systems based on the main process: Chroma 1, which provides distillation and accessory equipment for solvent scouring textile products in all types of applications; Chroma 2, comprising discontinuous dyeing equipment, becks, beam and yarn dyeing units; Chroma 3, semi-continuous system for jet dyeing fabrics and utilising a continuous solvent scouring range; Chroma 4, for atmospheric dyeing of all types of full-fashioned knitted garments; and Chroma 5, a continuous solvent process for dyeing non-woven materials.

AUTOMATION

Checks on complex devices

THE FIRST British installation of a Sentry 600 computer-controlled high-speed electronic test system is being completed by Fairchild Automation Systems, of Isleworth, Middlesex. The cost is in the region of £100,000.

The system will be used by Burroughs Machines at their Cumbernauld (Glasgow) factory. It will initially be applied to testing incoming large scale integrated circuits for use in a range of mini-computers. The test applications of the Sentry will, however, be gradually extended.

The 600 is the most sophisticated of the Fairchild series. A high-speed computer-controlled system, it tests, measures, characterises and analyses parameters of large scale digital circuits—bipolar, MOS, logic and memories, single chips and completed assemblies. The 600 performs functional tests at up to 10 MHz data rate and at greater than 20 MHz four-phase clock rate. It can be programmed to test modules at much greater severity than they will expect to meet under normal operating conditions.

Complexity

The time taken for a complete test, which can include many thousands of operations at varying frequencies, voltages and waveforms, depends on the complexity of the device.

An example of the operating speed is in testing a 1024-bit random access memory, when more than 4m tests are carried out in less than one second. This high speed of operation substantially reduces the cost-per-test.

The Burroughs installation is extremely versatile and though

POWER

Grants for new motor research

TWO AWARDS for research into superconducting AC generators totalling about £78,000 have been made by the Science Research Council. They are the first of a number of grants that the Council expects to make in this area.

Over three years £33,101 has been awarded to Dr. C. A. Bailey at Oxford University for research on helium flow and heat transfer in a rotating reference frame. Dr. Bailey will be carrying out a programme to study the factors affecting heat transfer to and flow of helium fluid in rotating tubes. The information will be required for the design of cooling ducts in a generator containing a rotating, superconducting DC excitation winding.

Also over three years, £44,883 has been awarded to Professor

TELEVISION

Simplified colour playback

TELEFUNKEN-Decca is showing a colour TV playback system at the International Radio and Television Exhibition which opens in West Berlin today.

Called TED, the unit is connected to the antenna socket of a TV set and reproduction of the screen from a paper record is via stylus. The 21 centimetre diameter disc runs for ten minutes. It is pliable, said to be quick and cheaply produced and can be included as an advertising supplement in newspapers and magazines.

Delivery of TED in West Germany is to begin in January from Telefunken factories and Scandinavia is to be supplied shortly afterwards.

INSTRUMENTS

Two-tone generator

RACAL Instruments has introduced a new two-tone generator Model 9063, which complements the precision RF synthesised signal generator system introduced earlier this year. Designed primarily as a precision modulation source, the 9063 provides a solution to SSB servicing and alignment problems.

An entirely self-contained instrument covering the 10 Hz

to 100 kHz frequency range, the 9063 provides a highly stable

synthesised tone referenced to

TELEDEC, jointly owned subsidiary of AEG-Telefunken and Decca, says that the British market is to be supplied at a not yet determined date.

In West Germany nearly all colour TV sets are built outright or re-built from TED, though not planned. Suggested retail price for the playback unit is DM1,050 and discs will cost between DM10 and DM25.

A disc-changing unit, already developed, is to be introduced sometime in the future to enable reproduction of full length plays and feature films. A break of about five seconds occurs between disc changes. Discs are fed into the replay unit together with their sleeves. The record is

separated from the sleeve in the machine and after play is ejected again inside its sleeve.

The set gives instant replay of brief segments and the operator is able to locate quickly earlier portions of a disc. The video version, about to be marketed does not have slow motion, nor can pictures be arrested.

TELEDEC says it will have about 160 different discs in its first catalogue ranging from entertainment to popular science, job training and educational.

The company continues its primary work as being largely interested in short productions. It hopes to sell about 14m. units in West Germany by 1980.

PACKAGING

Solves hard container problem

FINE Surface Polyfill, a ready-to-use film compound is the next all-food product to have been packed in Star Seal-Pak smooth-walled foil containers. Used to distribute over half a million promotional samples inside the traditional powdered Polyfill, the hermetically sealed, vapour-proof container with its foil lid was found ideal.

Fine Surface Polyfill contains water and spirit and it was therefore imperative that the sample pack should not leak into the surrounding dry powder and cause it to react and harden.

The lid foil supplied, like the containers, by Star Aluminium Company, of Wolverhampton is printed with a repeat pattern in white blue and yellow. The sealing medium is a heat-seal lacquer with which both the lid and the container are coated on the inner surface.

Not only does the Seal-Pak perform the essential packaging task with the sample, it also serves as a convenient dish from which the product may be used.

There seems to be no limit to the potential uses of Seal-Pak. Food products packed in this way are already well established, but the foil container with its peel-off lid has possibilities in packaging chemicals, dyes, seeds, mastics, adhesives and even small components. Transparent lid foil material may be used where product visibility is essential.

In the case of Fine Surface Polyfill, lidding was effected on a small hand-operated machine. For larger and more regular quantities, however, Star Aluminium supplies automatic filling and lidding machines purpose-built to suit the product whether it be liquid, semi-liquid, granules or powder form.

The company is based in Wolverhampton, WV3 0DN, and is part of Alusuisse.

B.I.E.—MARVIN JOHNSON LTD.

QUALITY ASSURANCE CONSULTANTS

British Inspecting Engineers Ltd. and Mr. L. Marvin Johnson wish to announce the formation of a joint company to assist suppliers towards the implementation of the new requirements of the **QUALITY ASSURANCE STANDARDS FOR INDUSTRY** which became mandatory for defence contracts from 1st April, 1973.

Trained personnel will be available to help Suppliers who may be having difficulty with the—

Interpretation and compliance with Defence Standards 05-21, 24, 26 & 29

and

Nato AQAP-1, 4, 6 & 9.

Training of Quality Assurance Personnel

Preparation of Specific Product Quality Control Procedures & Manuals.

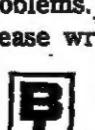
Internal & Supplier Audits and the complete preparation for this vital function of a system's

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* Group trading profit for the year ended 28th February, 1973 was £176,048 compared with the previous year's figure of £139,852. After depreciation and interest the net profit becomes £89,689, which shows a substantial recovery over the previous year's total of £21,963.

* In the context of the general upswing in the Engineering Industry, the Group's recovery trend is continuing. Based upon the substantially increased profits for the first quarter of the current year, but subject to no unforeseen circumstances or set-back, record Group profits are indicated for the first half of the current year and, so far as can be foreseen, for the full year. The Group's Order Book at present is at the highest level ever attained.

* The Board propose a final dividend of 5.25% which, with the associated tax credit, is equivalent to 7.5% "gross." This, together with the Interim Dividend, gives an equivalent total of 10% for the year (1972 5.4%).

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HORSE TRIALS

BY MICHAEL DONNE

Big entry for Burghley

ANY FEARS that next week's second place at Osberton last European Three-Day Event week, and first place at Annick Trophy home from Burghley Championship in Kiev would earlier, when ridden by Captain Miss Meakin had the unenviable reduce interest in this week's Burghley Horse Trials in Lincolnshire are proving unfounded. While seven of Britain's top riders and horses, including the reigning European Champion Princess Anne, the Olympic Gold Medalist, Richard Meade, and last year's Burghley winner, Janet Hodgson, are all now in the Soviet Union, there is still a substantial entry of over 50 for Burghley, including several combinations from overseas, to make this event both attractive and significant. Over the next few days there will be plenty of opportunities to study the progress of some of the younger riders, and less experienced horses who are now making their names in this exacting branch of equestrianism.

Among these is Sara Bailey, with her mare Red Amber, who was a member of the victorious Junior European Championship team at Limoges earlier this month, and who also came second in the individual placings. Other young riders who are attracting increasing attention are Diana Thorne, with Rue Kingmaker, winners of the Midland Bank Novice Championship in 1972—a combination that always goes fast across country—and Matthew Straker, riding George. The latter horse will be worth watching. He was the only one to complete the Junior European Championship at Eridge last year with no faults other than dressage penalties. Had his dressage been better, he would have been in a strong position for the championship on that occasion. George also took well-deserved consolation if they

Airlines to decide next Atlantic fares move

Financial Times Reporter

THE U.S. Civil Aeronautics Board has asked all interested parties to file their comments by September 11 on what should be done about North Atlantic airfares, following last week's Washington Court ruling setting aside that present fares agreement.

The court passing judgment in a case brought by Mr. Ralph Nader's Consumer Action Group gave the CAB 21 days in which to set aside its earlier approval of an international air fares agreement for the North Atlantic.

The cross-country course in Three-Day Eventing is always the focus of attention, since it provides the greatest spectacle. This year, the Burghley course has been substantially altered, aiming to give a more compact course for spectators, without reducing the distance for competitors, or lowering the standards of horsemanship and courage required.

The CAB is now passing the problem of the next move back to the airlines. The airline action it takes in the light of the court's decision must affect them. It is asking whether it should get the airlines to new rates, reapprove existing agreements, or take some other action.

The Atlantic airlines are due to meet in the South of France from next Thursday to consider new fares for the route from January 1, and they are bound to consider the situation when the court's ruling, and the CAB's request for advice, has created.

As there are only five days between the opening of their conference and the CAB's deadline of September 11, it seems likely that many airlines will give their individual advice to the CAB before going to the South of France.

Most of them are likely to urge the CAB to request an extension of its 21 days period of grace, to allow them to consider the matter in greater detail and come up with a new fares agreement.

Although any such an agree-

ment would normally run from January 1, the airlines might be able to suggest an earlier start date, to get the CAB off the hook.

Some airlines, however, are inclined to feel that there is no reason why a U.S. court should be allowed to dictate international air fares, and that the interests of other governments must also be taken into account.

Tighter control urged on Defence contracts with private industry

BY MICHAEL DONNE, DEFENCE CORRESPONDENT

MUCH TIGHTER control by the Ministry of Defence in its contractual procedures with private industry is urged by the Committee of Public Accounts, in order to keep the rising costs of defence projects within reasonable bounds.

In its eighth report for 1972-73, the committee makes several recommendations, which include:

1—The use of the "prime contractor" system should be approached with circumspection, and particular attention should be paid to the ability of a prime contractor to monitor and control the work of his sub-contractors.

2—Incentive arrangements where employed, should be "sharp and realistic" and a review in depth of such arrangements is urged "to see whether they are producing worth-while results".

3—The Ministry should make greater use of the principle of "liquidated damages" in contracts with industry, so as to provide reasonable, although not necessarily full, compensation for delays producing equipment ordered for the armed forces.

Commenting on the problems of the prime contractor system—where one major company is put in charge of a project, in turn employing sub-contractors—the committee refers to the soaring cost of certain guided weapons systems undertaken by British Aircraft Corporation.

It points out that the estimated development cost of a radar tracker for use with the Rapier guided weapon system rose from £9.5m. in 1968 to £30m. in November 1972.

Apart from inflation the increases were due mainly to under-estimation of the difficulty of resolving certain technical aspects and to changed location of trials.

Some £300,000 of the increase was due to one (unnamed) sub-contractor's achievement being less than planned during 1970.

On the design and development of the Seawolf missile, estimated costs rose from £17m. in 1968 to £27m. in February 1972.

"While inflation has been the biggest single cause, delays in producing associated equipment for the Navy Department have led to postponement of trials and contributed to the increase."

"During 1971, difficulties were experienced in the development programme of a sub-contractor, and the Ministry intervened to assist the prime contractor and sub-contractor to reach a solution satisfactory to all parties," says the committee.

A disagreement arose between those two companies over losses which Elliotts were making on the deal. Also, delays, which the

committee's view is that sharper incentives are desirable, and that current contracts should be reviewed to see if they are providing worth-while results.

It is also highly critical of the outcome of arrangements made by the Ministry to provide flight simulators and maritime crew trainers for the Nimrod maritime reconnaissance aircraft.

Redifin Air Trainers (RATL) was appointed prime contractor, with Elliott Brothers (now within GEC's Marconi Space and Defence Systems) as sub-contractor.

A disagreement arose between those two companies over losses which Elliotts were making on the deal. Also, delays, which the

committee's view is that the onus would be on a contractor to produce a final settle-

Leyland Marathon is aimed at European truck market

The Marathon is designed for long-haul hauls in Britain and overseas.

BY JAMES ENSOR

BRITISH LEYLAND, which has been losing out badly in the enough to meet operator to continental competition. Although the Buffalo can be operated at the maximum weight currently permitted in Britain, 32 tons, many TIR operators have bought heavier trucks for use on the continent or in anticipation that British limits would have to be raised in line with the Common Market standards.

This issue still remains in fierce contention, with the House of Commons apparently unwilling to vote in any raising of the British limit despite the rulings from Brussels.

Nevertheless Leyland will now be able to offer a truck that can match the big Scania and Volvo's in Britain and which will ultimately be able to compete with Mercedes, Fiat and MAN at the top of the European truck market.

Sales unified

The introduction of the Marathon completes a rationalisation of the Leyland, AEC and Albion and the ex-BMC trucks within the Leyland organisation. The company has now amalgamated its two selling networks, originally set up to handle Leyland and AEC vehicles before the merger of the two rivals.

Leyland distributors now sell the complete range of premium trucks, whether manufactured at Southall, Leyland, or Scourton. Only the Leyland Redline trucks, built at Bathgate, are marketed through a separate network.

HOME CONTRACTS**Baker Perkins Jaxons wins £1.2m. orders**

Baker Perkins Jaxons has received a contract valued at over £10,000 from the Oxford Regional Hospital Board, for plant for the proposed northern area laundry to be built at the St. Crispin Hospital, Duston, Northampton. The company has also won a contract worth £100,000 from the North West Metropolitan Regional Hospital, for finishing equipment at the new Billington Hospital Laundry.

Ferranti has been awarded a £75,000 Post Office contract for the provision of three packet-switching exchanges. These are to form the hub of a Post Office experimental packet switched service, to be set up in London, Manchester, and Glasgow by 1976, which will experiment in transmitting computer data in self-contained, addressed blocks or packets.

Dorman Long Wire, members of the Tinsley Wire Group, have been awarded a £2m. contract by British Bridge Builders for cable wire for the new Humber Bridge. The order will involve the supply of 11,000 tons of galvanised high tensile wire. Deliveries are to commence in July, 1974.

Fitzpatrick and Nicholls Construction has won a £10,851 contract for the improvement of the £10,445 contract by Renfrew Town Council to extend the King Edward VII playing fields on land to start soon and should take 10 months to complete.

GEC Telecommunications has received contracts worth over

of the former Renfrew airport.

All communications to this Department on and after that date should be sent to the above address.

North Sea oil rig concerns in merger

By Chris Baur,

Scottish Correspondent

EDINBURGH, August 30.

TWO ABERDEEN-BASED companies serving North Sea oil platforms rigs have joined forces in a merger. They are Seaford Catering and the catering division of Servoil.

Under the deal, Seaford—a joint venture launched by Seaford Maritime and Scottish and Newcastle Breweries—takes over operating responsibility for Servoil's contract with BP, to provide the oil company's Sea Quest rig with a catering service.

Servoil is a subsidiary of Custer Guernsey Holdings, which operates pubs in the Fife and Fife.

Servoil's other two divisions Cliffe Engineering and Offshore Supplies, are not affected by the merger.

Seaford Catering was launched in May and has yet to secure its first catering contract with offshore rigs.

NEW BIRMINGHAM BREWERY SCHEME

Work has started on a film development at Allied Breweries' Birmingham brewery, the home of Ansell's beer.

A dedicated centre with a storage capacity of around 3.5m. pints is to be built,

to serve as the hub of a delivery network covering most of the West Midlands.

The largest expansion at the old Angels Aston site for more than 100 years, it will give Ansell's

Midlands sales company the

necessary space for

the necessary Parliamentary

legislation.

The committee, under the chairmanship of Mr. Edmund Dell, Labour MP for Birkenhead, also discovered that no account had been taken of the effect tolls would have on diverting traffic to free crossings further up-river.

Sufficient

In 1965, when the decision to build the bridge was taken, it was estimated that the capital cost, including approach roads, would be £8m. and that the traffic flow would be 3m. vehicles a year in 1970, the expected date the bridge would be completed.

This rate was expected to increase at 7 per cent a year com-

pared with 1965.

Building of the centre should be completed by late summer or early autumn of 1974 and will comprise some 80,000 square feet of storage space.

It will be one of the biggest beer warehouses within Allied Breweries' network of 35 distribution centres across Britain, with a transport fleet geared to deliver 12,000 barrels of beer in a normal week.

APPOINTMENTS**British Relay executive post**

Mr. Barry King, managing director of BRITISH RELAY WIRELESS AND TELEVISION

has been appointed vice-chairman on the retirement from the Board of MR. F. B. DUNCAN, deputy chairman since 1935 and a founder member of the Board.

Mr. A. Dobson and Mr. R. Wallace have resigned as directors of BURNHOLME AND FORDE.

Mr. H. P. Hartley and Mr. J. C. Bright have been appointed to the Board of OPREX GROUP.

Miss Jessie Condesley has been appointed director of the ASSOCIATION OF CERTIFIED ACCOUNTANTS.

Mr. Geoffrey Misker has been appointed managing director and Mr. Reginald J. Walker deputy managing director of OTTO DURR GREAT BRITAIN.

Ferguson Brothers (Port

Glasgow) is to build two sea-going

suction dredgers, together worth

about £2.5m. for operation by

South Coast Shipping. The vessels

are scheduled for delivery in

August and November 1974.

Fitzpatrick and Nicholls Con-

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tract for the improvement of the

£10,445 contract by Renfrew

Town Council to extend the King

Edward VII playing fields on land

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10 months to complete.

Mr. Sidney H. Stock has been

Tighter control urged on Defence contracts with private industry

BY MICHAEL DONNE, DEFENCE CORRESPONDENT

It further comments that the Ministry thought were mainly dealt with his contractors, checking that plus materials had been brought to account, seeing that first and tools had been accounted for, and so on.

The Ministry told the committee that, as a positive element to contractors to get a valid claim for damages. To avoid further delay to the detriment of training and operational capability, the Ministry decided to seek a compromise solution with Elliotts so that work could continue.

The committee says it recognises the dilemma which faced the Ministry when the GEC group informed it that Elliotts would have to stop work on the maritime crew trainers unless prices could be raised.

"We realise that the use of prime contractor arrangements is relatively new in the missiles and electronics field and that the Ministry sees advantages in it, but on the evidence we have heard, we consider that its use should be approached with circumspection, and that particular attention should be paid to the ability of a prime contractor to monitor and control the work of his sub-contractors,"

"We are surprised and disquieted that the Ministry should have found themselves in such a difficult situation, and we hope that they will be able to find a way to strengthen their contractual arrangements so as to avoid any recurrence of such an unhappy story."

The committee also suggests that the Ministry of Defence and the Treasury might re-examine the problem of providing incentives for timely deliveries of equipment for the services.

In particular, it urges that the two departments should see "whether there might be a wider use of liquidated damages clauses in contracts to provide reasonable, although not necessarily full, compensation for delays."

In a further comment on delays in pricing cost-plus contracts, the committee states that during 1972-73, the Ministry had placed £1.7m. cost-plus contracts to a value of about £200m., and that contracts overpriced for pricing at March 31, 1973, had a total value of £255m.

In recent years, the Ministry has taken steps, with the co-operation of contractors, to try to eliminate delays in pricing these contracts, and since 1972, the current target date for delivery of new systems ranges April, 1974, to March, 1976.

Meanwhile, since the General Stores system is in operation at the dockyards only, re-programming of old one and the central one at Fasdale, Bothwell, employed almost entirely programme testing, the equipment is being used on grade work that has not been designed and is no full load.

On being told that the Ministry was now contemplating the introduction of an even larger computer project to meet its over a wider field, the committee demands.

"While we appreciate great uncertainties remain the development of such projects, we emphasise the thorough planning and realistic estimates of cost basis for deciding on process with this scheme."

The committee is also critical of substantial loss Dockyard Production.

It points out that the inadequacy of the Navy's overhead rates during the years 1968-69 to 1971-72, to meet customers have been charged by about £1m. Also, costs of production show accounts for these years, include charges totalling £25m. in respect of stores expenses, have been undercharged by nearly £2m.

The Ministry of Defence claims that the main cause of this unsatisfactory situation was that during the four-year period labour costs had risen rapidly while the store department kept records of these and the value of issues. In extent of the disparity in stationary trends had not been foreseen.

The committee expresses the view that, although costing was available for reviewing re-assessing store overheads, the Ministry should have been under-assessed them to an extent, and also that Ministry should have been slow to react to the inflation.

BUILDING SOCIETIES

FINANCIAL TIMES SURVEY

Surrounded on all sides by extra pressures

By SANDY McLACHLAN

To-day, and not for the first time in recent months, crisis talks are being held between Government ministers and building society leaders. The meeting is at the request of the Building Societies Association whose members want to discuss the worsening mortgage situation with the Government in advance of the meeting of the Association council on September 14.

The Association has already recommended a 10 per cent mortgage rate, and is worried that rates may have to go higher still if the Government takes no action. As well as discouraging new borrowers, the rapid increase in interest costs is reaching the stage where existing borrowers may have difficulty in meeting their monthly repayments.

The mutual nature of building societies has always left them open to criticism. At any one time, depending on one's viewpoint, they can be criticised for paying too much attention to the interests of their depositors at the expense of their borrowers or vice versa. This is something which building society managers had come to accept more or less philosophically, and they reacted by moving cautiously when they had to

play in fulfilling their traditional role of financing ownership. In some respects at least they have become as much a political football as people engaged in other price-sensitive occupations such as the baking of bread.

The recent problems of the building society movement stem back to the new competition in lending policy announced by the Bank of England in 1971. The basic theory here was that the financial institutions should be allowed to compete freely among themselves in terms of attracting and lending money, thus removing the quantitative controls on the lending of, for example, the clearing banks which had previously prevailed.

As if that were not enough, the cost of housing has become a highly political issue in the light of the Government's anti-inflationary policies, whilst at the same time the competitive pressures on the building society movement in terms of obtaining funds have been substantially increased by other Government policies designed to control the money supply and promote competition in lending.

Unhappy chiefs

All these factors have combined to leave building society chiefs unhappy about the role they can play or can be expected to play in fulfilling their traditional role of financing ownership. In some respects at least they have become as much a political football as people engaged in other price-sensitive occupations such as the baking of bread.

The original Green Paper setting out this new system of control—was to operate through official manipulation of the interest rate structure—specifically said that it might be necessary to make special provisions for the protection of building societies, which had been exempt from previous controls, in view of the social importance accorded to increasing home ownership. At the time this seemed an unlikely eventuality: bank deposit account rates were low and building society interest rates

Willy-nilly in the interest race

By MICHAEL CASSELL

As every building society re-rates can be expected to repeatedly point out, it has to maintain record levels until it attracts money to survive—a fact that is under control, re-often lost sight of in the mains to be seen.

Emotional debate now raging around the movement's ears.

This is the major task for fact that the latest crisis may only be relatively temporary, unless societies get money coming in over the counters—and manage to hold on to as much of it as possible—none of them can successfully carry out its role as "the provider of finance for house purchase."

Hence the movement's necessary preoccupation at the present time with developments in the interest rate market. After many years of holding a traditional, unchallenged lead over most savings media, the building societies now find themselves struggling to keep their heads in front, involuntary participants in a race which is not yet over.

Banks have not in the past been regarded by many within the building society movement as serious competitors for deposits but that has certainly changed now. Their action in raising interest rates to record levels—sparked off by the Government's desire to curb inflation and protect the pound—has already forced societies into taking immediate action to protect their competitive standing.

Such is the concern within the movement that societies may well approach the Government to impress upon it that the rate spiral will have to be curbed unless it is prepared to stand by and see the spread of home ownership held back.

Restrictive rate

If societies are forced to stay ahead of the banks to attract funds from an increasingly sophisticated market, the mortgage rate will continue to rise increasingly restrictive and many potential house buyers will be denied the goal of buying their own house—something which Government and building societies like have urged them to strive for.

Mr. Leonard Boyle, chairman of the Building Societies' Association, has already given a timely reminder that the Green paper on competition and credit control reserved the Government's right to intervene when the banks' interest rates reached a level where building societies and National Savings could be beaten. While the latest situation has not been brought about by the "new freedom," the societies are nevertheless threatened by the activities of the banks and feel justified in asking for help.

How much success anyone has in the face of a public declaration from the Bank of England that interest

become outdated, even though events might not always prove as critical and as volatile as at present. Some rethinking in this direction is now needed around the movement's ears.

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Such is the concern within the movement that societies may well approach the Government to impress upon it that the rate spiral will have to be curbed unless it is prepared to stand by and see the spread of home ownership held back.

If, however, societies are anxious to preserve the right of the borrower to be told of changes in advance—a somewhat doubtful advantage—they may well have to establish a procedure which allows for regular movement of the depositors' rate without corresponding adjustments to the level of interest payable on mortgage being necessary.

Before the decision to fix the mortgage rate at 10 per cent was hurriedly taken earlier this month, there was a suggestion that it should be pitched at a higher level than was actually made necessary by the investors' rate. This would give societies more room for adjusting the deposit rate without corresponding changes being necessary on the other side of the equation. Under such a scheme, however, borrowers could face high building society lending rates at a time when they are falling elsewhere, in order to enable the fluctuations to be ironed out.

Provided they adapt their ideas to match the environment in which they now operate, and are seen to do so with effective results, the chances of outside intervention should be substantially reduced.

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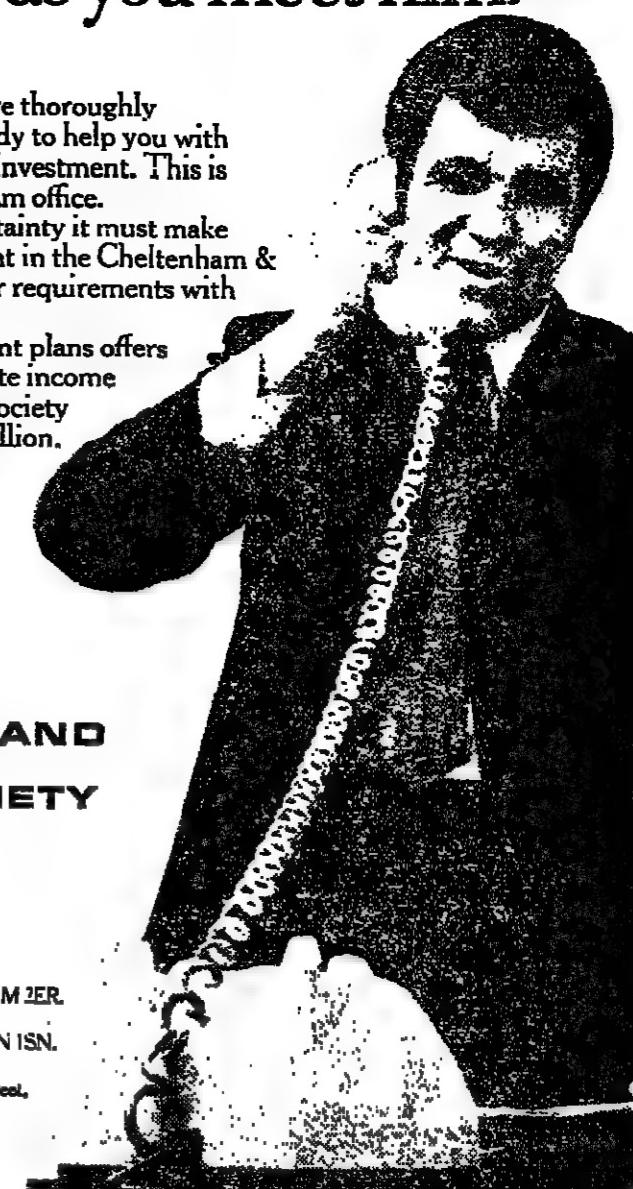
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F71

BUILDING SOCIETIES II

The soaring cost of mortgages

By PETER RIDDELL, Property Correspondent

Mortgage rates are now at including two in the last five given current record bank the impact of inflation on both want than has the increase in continue to mount. But what a level which would have months, with another change deposit rates. While even 10 per cent ever, extending the term has the mortgage rate.

seen most highly improbable to highly likely, if not probable, before the end of the autumn. Although this has created considerable inconvenience and annoyance to borrowers the main difficulty has been created by the fact that the direction of most of the changes has been upwards. Moreover the experience of the last year has been that each increase in the investment rate has—after a good net inflow for a couple of months—proved insufficient in face of a further rise in interest rates.

The societies have, however, been fortunate in the sense that it was possible to increase the investment rate earlier this year without adjusting the mortgage rate because of the changes in the personal tax system.

Short-lived hopes

But this was a once-and-for-all boon, as was seen in the spring when a further rise in interest rates forced the societies to consider a 10 per cent mortgage rate. The crisis which this provoked underlines the extreme political sensitivity of the mortgage rate since in its eagerness to avoid a 10 per cent rate the Government produced its £15m. special three month grant which held the rate down to 9.5 per cent—still one point over the previous record level.

However, the Government's hope that interest rates would fall proved short-lived. Despite a temporary optimistic period in July the pressures mounted again and amid the expected outcry the Building Societies Association recommended rate rose to 10 per cent, a few weeks and maintain gross monthly repayments at the same level.

But such extensions become greater as interest rates rise—and in many cases borrowers would be wiser to pay slightly more per month rather than extend the life of the mortgage by several years. The proportion of income an existing borrower is paying out is often low by the last couple of years has comparison with what a new or recent borrower pays in view of

the impact of inflation on both incomes and house prices. How- seems an astonishing figure to those accustomed to the conditions of the 1950's and the early 1960's what effect does it as the net payment per month actually have on borrowers? There is no simple answer to the question which is part of the reason why the building tax relief due on the larger societies are in such a difficult interest element involved.

Existing borrowers, who bought in the 1950's or early to mid 1960's, are, in fact, not too badly affected. Although the rate has risen from 6.75 per cent since 1965 and this has obviously increased the amount of monthly repayments the real cost of borrowing has dropped since prices as a whole have risen faster than the increase in interest rates.

Even if this is a somewhat esoteric argument existing bor-

wowers also benefit from the fact that in the later years of paying off a mortgage the interest proportion, which fluctuates according to the mortgage rate, is much lower than in the early years, while the bulk consists of capital repayments which are fixed. On the other hand, the interest element attracts tax relief while the capital section does not.

At the same time it is much easier for someone who has paid off—say, 10 to 15 years of a mortgage—to extend the term and maintain gross monthly repayments at the same level. Until now the increase in the mortgage rate has probably not had much effect on demand as there has not been any noticeable slackening in the number of potential house buyers. A far more important factor has always been the level of house prices and the rapid inflation of

the situation may be changing now since, as Roy Cox of the Alliance Building Society says, "it is clear the building societies will have to alter some of their traditional thinking about the mortgage rate structure." The first priority is simply to view the upper limit has made the mortgage rate less of almost been reached using a political symbol and to pro-traditional methods of interest rate adjustment. An illustration alterations are accepted as of this is the fact that as the normal without all the technical increases the proportion of complexities now involved. One income new borrowers must pay out each month also rises very sharply.

Assuming an 11 per cent mortgage rate, for example, the normal building society calculations based on the ratio of monthly repayments of capital and interest to a week's wages would allow people to borrow only twice gross income compared with three times at the moment.

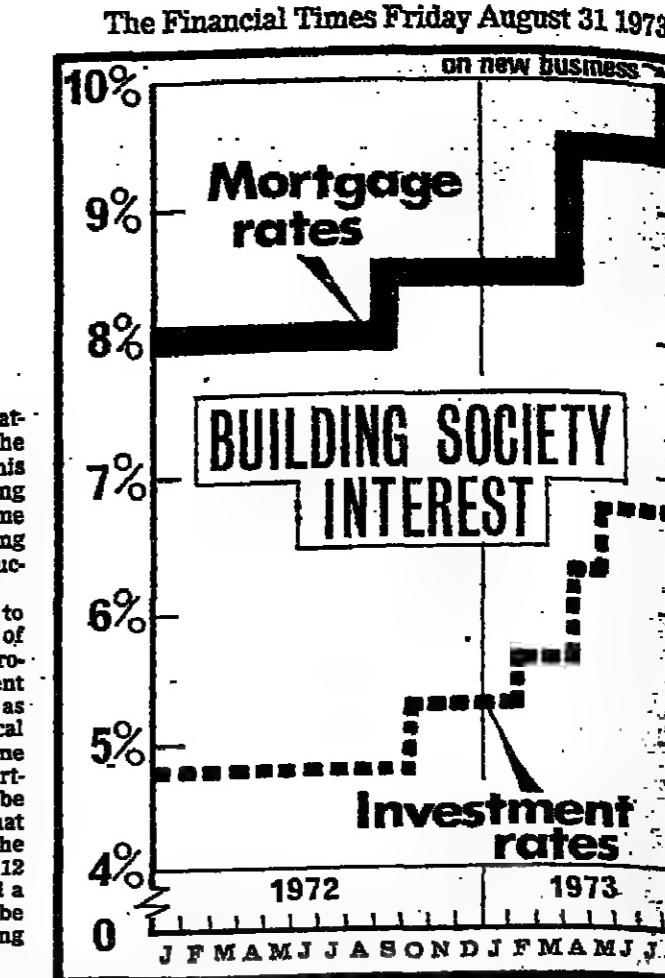
The other complicating factor of increasing interest rates is to alter the mortgage rate as the difficulty of extending the frequently as at present but term. Following the increases instead maintain it at a high in the rate last autumn and enough level, above the comparable current rate, to allow new borrowers approaching the investment rate to be or have reached, the point altered more frequently in where they cannot extend the response to general interest rate conditions. This would remove some of the direct connection between the two rates and would probably mean that the mortgage rates would not fall as far as in the past when general interest rates drop.

This arises because the monthly repayments will not be sufficient to service the debt let alone repay any of the capital.

Thus at 10 per cent anyone paying less than £8.33 a month per £1,000 will not be repaying off any capital but merely adding to his debt. And the building societies will not allow many people to extend the term of their mortgages following the latest rise for this reason.

The controversy which this situation has aroused is very

controversial and has been resolved as far as being resolved as the pressures for a further increase



Untaxed gains

But the principal reason why the recent increase in the mortgage rate is not so damag-

ing for existing borrowers is

that the same inflationary forces

which have helped raise interest

rates have also provided them

with large untaxed capital gains

on their houses. Although this

is to some extent only a paper

profit it does provide a substan-

tial source of capital which can

eventually be realised.

The other approach

is to alter the mortgage rate as

the difficulty of extending the

term. Following the increases

instead maintain it at a high

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interest rate conditions. This

would remove some of the direct

connection between the two rates

and would probably mean that

the mortgage rates would not fall

as far as in the past when gen-

eral interest rates drop.

Another even more radical

suggestion which has been

made by Roy Cox is that build-

ing society interest should be

should thus bear some relation

to the increases in individual's annual income.

This scheme is similar to the low-

mortgages which certain societys have introduced

principle that repayments should increase steadily, i.e. less in line with the increase in an individual's income over his lifetime. These schemes work in the first few normally years of a mortgage.

borrower would pay fixed rate of interest, related to that paid by the investor, plus an annual increase in the capital sum owned also related to the rate of inflation.

This would basically mean that the amount repaid

by building societies and authorities, and they have

been introduced recently, very popular.

Some of the leading societies are sceptical about these schemes though. They feel that there is a danger of stretching young people's commitments in this way. But movement has never made clear its intention to devote far more the resources to help young time buyers both by this

of plan, by taking into account more of a husband's income by certain variants on the per cent. mortgage idea.

topic is high on the list of

events and various other schemes low-start mortgages are to appear over the next year to order to cope with the problem of new borrowers hit by continuing rise in the mortgage rate.

The extra pressures imposed on the building societies have imposed a good deal of strain on the cartel arrangement whereby all the major societies at least have followed the interest rate structure recommended by the council of the Association, and some voices are openly advocating that this system should be abandoned.

There is a growing militancy inside the movement which takes the view that if societies are to be subjected—as they have been—to the full rigours of competitive pressure then they should increasingly concentrate on the commercial aspects of their business, leaving the social implications of high interest rates to the authorities that engineer them.

Backing up this viewpoint is the fact that even with a 10 per cent mortgage rate or higher for the last four months of 1973 it is unlikely that the building society movement will be able to lend any more this year than it did in 1972. The rate of house price increase has fallen away rapidly, but this still implies a fall in the number of mortgages granted as compared with last year.

Balance shifted

The balance of political necessity had shifted, and the building societies were left to sort themselves out. An emergency meeting of the BSA council was called for this month (when normally no meeting is held) and the decision to cut the rate to investors was rescinded. The council recommendation was that the mortgage rate should indeed go up from 9½ per cent to 10 per cent and most of those of the major societies which have held back from following this recommendation have done so not because they think it is too hasty, but because they feel that the half per cent increase may turn out to be insufficient. Only this week the chairman of the Leek and Westbourne, Sir Hubert Newton, has warned of the possibility of a mortgage rate of up to 14 per cent.

This chronic of events serves to highlight the ambiguity of the situation in which the building society movement finds itself. Lacking the clear-cut discipline of a profit motive, building society leaders have always tempered the commercial aspects of their business with a consideration for the social aspects of fostering home ownership. They have always been encouraged to do so by governments, but recently social considerations have become inextricably intertwined with political expediency.

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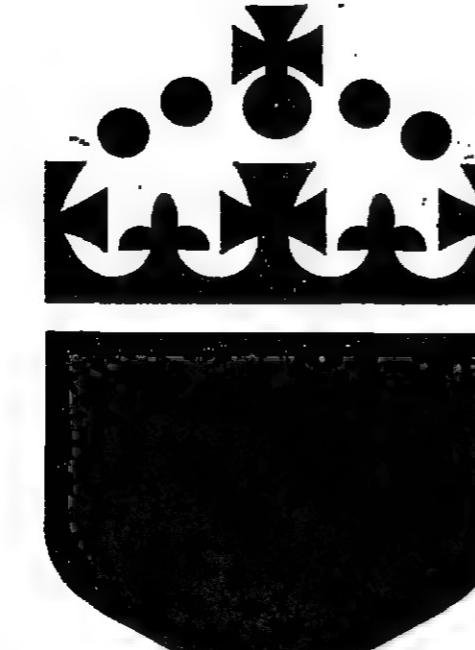
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BUILDING SOCIETIES III

Putting two together is a long business

By KENNETH GOODING

Merging two building moved only a few miles from each other is a complicated process. The traditional family home, which takes a very long time to leave behind the old "local" society. There are so many branches of their old "local" society to overcome that the society's needs for a merger must be particularly strong before any offer is made. Personal service can still be provided at branch level, but the major society will consider such a merger. To start with, a merger needs the approval of a two-thirds majority of shareholders and the administration involved in getting this is almost enough to make sure that the major societies do not amalgamate even if the Chief Registrar of Friendly Societies would allow them to think about it in the first place.

There are other problems with mergers involving more emotional things like clashes of personalities among directors, the question of compensation for retiring directors, loss of a local name and all manner of things which can be wrapped up under the general headings of "pride and prestige."

But in spite of all this there is a steady—even remorseless—stream of mergers among building societies. Since 1960 the number of societies has fallen from around 2,000 to about 465 and in the past ten years, when the process speeded up, their numbers dropped by a third. The result is that the ten largest societies account for more than 65 per cent of total assets of all the societies, the next 21 societies account for another 20 per cent of total assets leaving nearly 300 societies with assets ranging from £50,000 to £50m.

Asset growth

It is not so long ago that the description "a small building society" fitted only those with assets of less than £5m, but with the asset growth of all the societies running at between 15 and 20 per cent a year, the "small" society is now one with assets of under £50m. Once upon a time these societies enjoyed local loyalty and earned it through good personal service. This changed as population movement became more common. Even if people's

For protection

No wonder then that "local" societies are beginning to get together for protection, especially in those areas where two such societies have been competing among themselves as well as with the encroaching giants.

In the past year there have been two examples of this type of merger. Two Wolverhampton societies—the Wolverhampton Freeholders Permanent Building Society and the Wolverhampton and District Building Society—announced in February they intend to join forces at the end of the year with the merged operation becoming the Wolverhampton Building Society. The new society will have 14 branches and 50,000 members, combined assets of around £50m and become the 38th largest society in the country.

At the time the merger was announced a spokesman maintained: "A major consideration in the decision to recommend a union was branch development. At the present time there has been no overlapping of branch offices but the policy of both Boards is to expand the activities of their societies by means of branch development." It would have led inevitably to duplication. By joining resources the united society can best serve the needs of its present members and also be able to display to the public a

Will to expand

Discussing the problems the smaller societies face in avoiding being "mopped up" in mergers, Mr. Vincent Watford, director and general manager of the Enfield Building Society, has declared: "I am sure it will become increasingly difficult for the smaller society to preserve, let alone corner, a larger part of the potential market unless the merger process will continue on its slow and gradual course.

7 10 Competition for savings becomes a major issue

By MICHAEL BLANDEN

Competition for savings funds between the building societies and other outlets has been a major financial and political issue this year. The savings market to a considerable extent is divided: it is argued that competition for money from the big banks, for example, is likely to have only a relatively minor impact on the flow of resources from the movement from small savers. Nevertheless, the societies have demonstrated that they feel vulnerable when interest rates in other sectors of the market rise to levels competitive with the terms they are able to offer to their depositors. Their concern must be greater if the competition is coming from the much more directly comparable outlets of the National Savings.

The better terms on National Savings introduced in the Budget were certainly one of the important reasons for the problems which the building societies faced earlier in the year. The recommendations of the Page Committee report on National Savings were carried through, it would be natural to expect that the considerably increased competition which would result would have a substantial impact on the building societies.

Total outstripped

The Page report itself pointed out that the building societies, dominant in the area of short-term saving, were directly in competition with National Savings. Both the borrowing and lending functions of building societies, the report commented, affected the amount of money available for National Savings. It is a competition, moreover, which the building societies have been winning: their yield rate has been higher, and in fairly recent years the total funds of the building societies have outstripped the whole of National Savings.

The Page recommendations, the building societies in any case, included a number of important moves to improve the future, which the various argued. "We think that the

Formidable array

Part of the background to this view was provided by the "fairly formidable array of advantages over National Savings" held by the building societies. Most important, the Committee argued, was the unique tax arrangement applied to the societies. This meant that the saver did not have to pay tax on the interest received (unless he was in the higher tax ranges). The total cost to the building societies of paying interest and tax is lower than it would be if they paid interest gross to the saver, because of the composite rate. And lending rates are lower than they would be if the building society had to pay interest gross on borrowed money."

On top of this, the Committee pointed out, the depositor can withdraw his money at very short notice from the building society, in contrast with many National Savings outlets. The interest is credited half yearly, but calculated daily—in contrast to the savings banks which calculate monthly and credit annually, which could make a substantial difference to a man who may want his money in a hurry."

There is also, the Committee argued, the rather less tangible but important attraction that depositors with the building societies are likely to be favoured when they come to seek a mortgage. And though the building societies are not guaranteed by the Government, the Committee found that the risk of any failure was small and that they registered with savers as more secure institutions than the savings banks themselves.

Price inflation

The main problem facing the societies, the Committee suggested, was the impact of inflation on house prices and thus on the size of loans. If the building societies were to meet the demand, they would need to borrow yet more money. "This increased demand for funds must create an increasing competition for the investments of the small saver unless: (a) the building societies begin to attract commercial and institutional money—which will probably mean that they will have to pay higher rates; or (b) the Government assists building societies with loans—which it may decide is necessary if the home ownership part of Government policy is not to fail." The words have proved prophetic.

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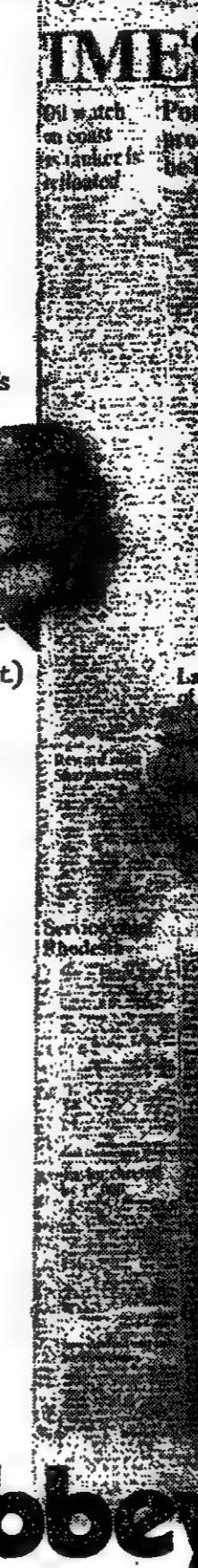
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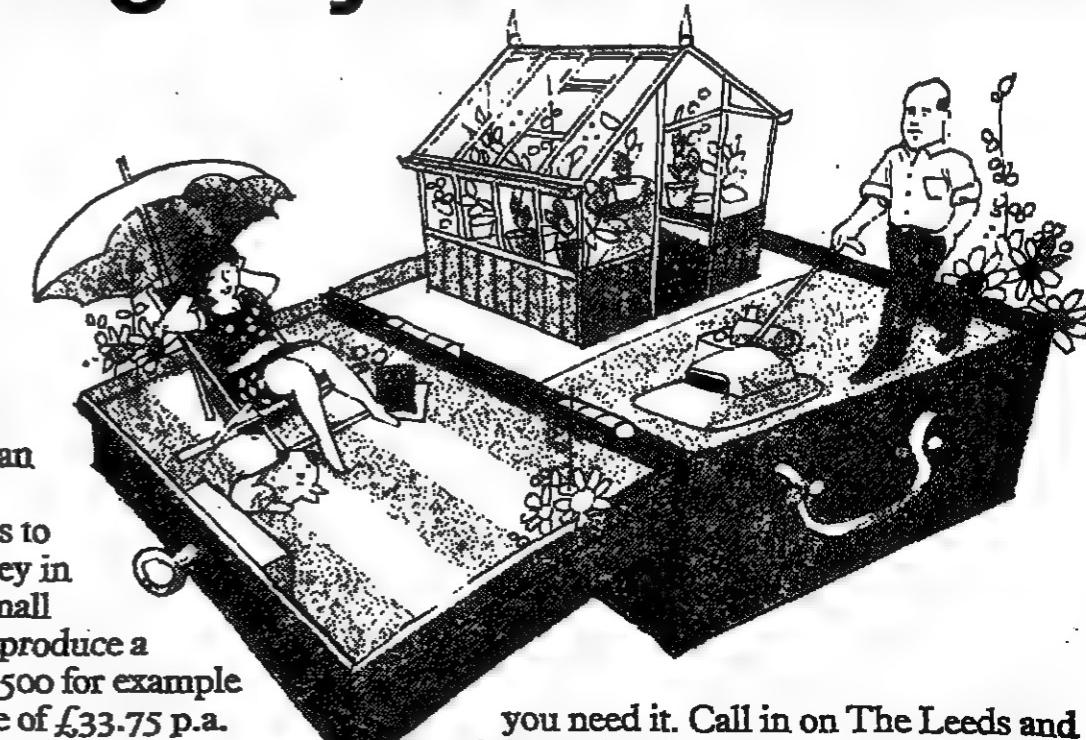
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BUILDING SOCIETIES IV

New investment schemes aim a counter-attack

By KEITH LEWIS

The trouble with the investment basis is that he started with. Any rate which then gives the policyholder (within the 18-50 age group) a return of 8.17 per cent to 7.55 per cent, net of tax. This has particular attractions for the would-be house buyer who wishes to accumulate capital for a deposit, since performances to date, some after the first year, there is no penalty for surrender.

Some fairly attractive schemes offer a return of 7 per cent or 10 per cent gross. No Rock Building Society pays the same for two years and thus to 7½ per cent net per cent gross for a year term.

A similar rate to this is paid by Provincial on its Major Share accounts, which

start with a minimum of £1,000 and go as high as £5,000 in some cases.

The great strength of the building societies, of course, is that money is at all times available and any current rates society or into M and G units.

Interest rates are not at all bad. Property Growth Assurance

and Abbey National have

not exactly idle

comes to new products, al-

most from scratch.

But aside from that, the building societies have been hitting

back with their own forms of

investment product.

Bristol and West, for ex-

ample, have Extra Growth

Bonds and was the first in this

particular field. The Extra

Growth Bond is a short-term

product. The size of this fund,

savings race comes down

to promotion battle which

is quite often the case.

Building societies are not

promoted. And anyway

they regard them as less

loss-leaders. In

the building societies run

eye to great effect.

Predictable interplay in the housing market

By DAVID WALKER

As cycles go, that in the housing market is perhaps one of the most gloomily predictable of all. Easy finance comes

hand in hand with rocketing

prices, while tightening up of

funds is accompanied by a drop

in the rate of housebuilding.

Either way, the would-be

purchaser suffers—and the

building societies tend to get

the blame.

The pattern has held true for a good many years. Taking the more recent past, 1968 and 1969 saw lending by building societies virtually static at just under £1,600m, while house prices rose slowly—by some 7 to 8 per cent—so that the volume of loans made in real terms fell gradually. As a result, the market for houses was far from buoyant, and the number of dwellings on which private builders started work declined.

In 1970, however, building societies made more than £2,000m available for borrowers, starting the spiral which remained in being till the earlier part of this year. In 1971, mortgages rose in value by about a third to £2,700m.

Last year, an even bigger increase brought the figure to £3,700m, as building society interest rates drew further ahead of those offered elsewhere and the money flowed in to be lent out again almost as quickly.

The result, of course, is well known, particularly to those who have watched house prices rocket way out of their reach or became involved in auctions and races to complete their purchase before the cost went up still more. Gazumping, even if the practice was not actually invented two years ago, emerged as a new word to describe what became a commonplace event.

Moved upwards

On average throughout the country, house prices went up by 20 per cent in 1971, and by 40 per cent the following year. In some areas, and for the most sought after types of property, prices more than doubled. Not only were mortgages relatively easily obtainable, but the amounts available to each borrower in relation to his income also moved upwards.

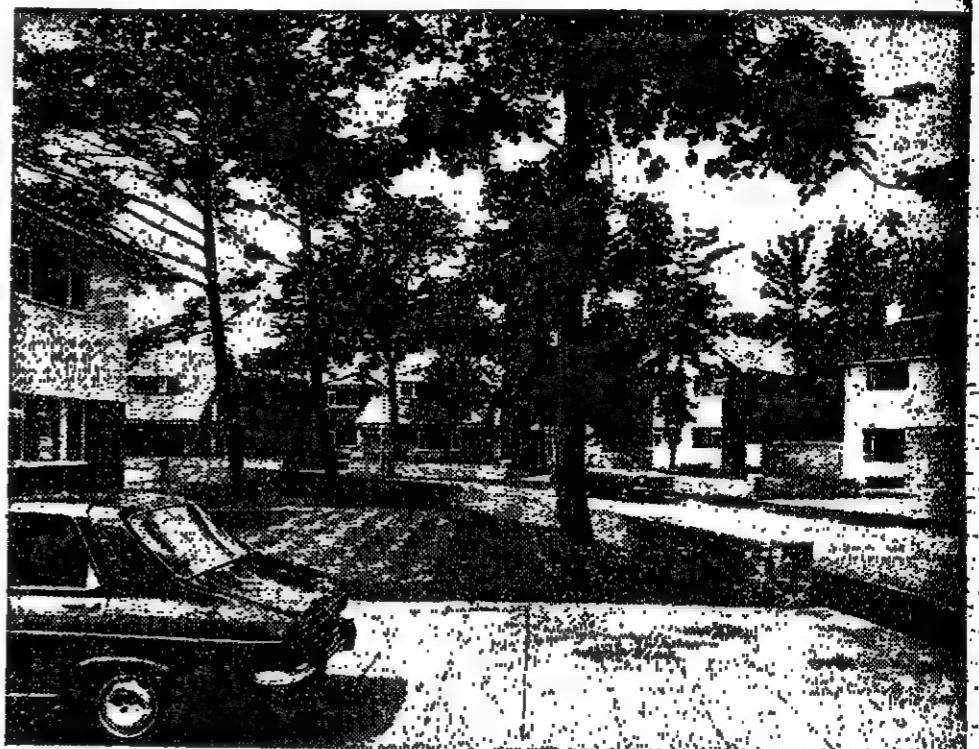
House prices, after a period of relative stability when incomes and other prices generally were going up more quickly than charges for housing, at first caught up with the other increases of the previous few years and then moved on ahead.

Inevitably, the housing market was stimulated. The number of new houses on which construction was started reached its highest level for four years in 1971, with a monthly average of 17,300—while work on council

housing, meeting the needs of about 50 per cent of families and with, arguably, a still more important role to play as the cost of owner-occupied housing rocketed, dropped for the fifth year in succession. Last year,

the number went up again, to reach a monthly average of 19,000.

But the builders, of course, interest rates have had to keep pace with the demand. For another factor in again. At the time of writing, forcing prices inexorably the situation is very fluid with upwards in times of plentiful a key decision on possible



New housing, in the three to six bedroom range, at Formby, Lancs. Norwest Housing (a member of the Norwest Holst group). Prices range from £18,000 to £22,000 when the last contract was signed (November 1972).

money is the gap which must further interest rate changes appears to have levels exist between the market's maybe coming at the Building in April, the building is changing and the new homes Societies Association engineering economic is being actually ready for occupation, and for purchase. If there seems little likelihood of suggested the tightness of involved in the actual building; ability in the near future, unless in the number of private sites completed—indeed, suitable sites done.

The rate of housebuilding before the latest interest activity, hit in any case by movements and materials shortages, already

Continued on next page

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	£3321	£333765	£335389	£335839	£336389	£336839
1953	1953	1958	1963	1968	1972	
£459248	£459248	£459248	£459248	£459248	£459248	
£459248	£459248	£459248	£459248	£459248	£459248	
£459248	£459248	£459248	£459248	£459248	£459248	

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BUILDING SOCIETIES V

Longer perspectives behind the current arguments

By SANDY McLACHLAN

The present moment, with do other than continue in their considerable difficulty in coping with new problems imposed on ownership, or that this should be their traditional role of cease to be the major part financing the owner-occupier of their business. It may seem hardly a propitious one well be, however, that even a small proportion of their funds surrounds the longer term aims—representing a very large sum and opportunities of the movement. Nevertheless, although short-term considerations are currently paramount, it is not so long ago that the wider aims of the movement was a subject of considerable comment and this will undoubtedly be the case again in the future.

The fact of the matter is that the building society movement now represents the biggest single concentration of financial assets, outstripping National Savings, the clearing banks, and even the insurance and pension funds. Their rate of growth has been fast, with a buoyant net inflow of funds from investors supplemented by ever increasing repayments on mortgages granted in the past.

Housing finance

It is true to say that the spread of owner-occupation and the rising cost of housing still means that the movement can lend all that it has available to its traditional borrowers, but the question being posed both outside and inside the movement is whether this is the most efficient way of dealing with all its funds. There is no radical suggestion that societies should make.

Given their financial might it is obviously right that building societies should see themselves in a wider role in the housing market than simply that of being a source of funds to one sector. However, their background has always militated in favour of a cautious approach to new projects, and indeed they are working in difficult conditions anyway.

As society managers will always be quick to point out, one of the keystones of the whole concept is the attraction of savings from the investing public. Although the movement has been continually criticised as a poor haven for funds in periods of inflation, the package deal that it offers to savers has been continuously popular. One of the most important aspects of this package is the safety which a building society offers, and the movement would neglect this aspect at its peril.

In real terms the possibility of any substantial society going broke is non-existent, and even on the rare occasions when tiny local societies get into some sort of difficulty there is always a big society standing by to bail out investors. The position would still be exactly the same if a much greater proportion of funds were devoted to new

fields of operation, but societies are understandably anxious to be seen to be secure as well as where least progress has been just being secure.

A bigger problem is the

highly restrictive law which surrounds building societies and which limits their freedom of action in many respects. The stringent controls on reserves, liquidity and investment policy of building societies were

framed in the aftermath of the collapse of the State Building Society, and their stringency is somewhat irrelevant in the context of the present day strength of the movement.

A number of building societies have introduced their own special schemes in an attempt to make life easier for the person buying his own home for the first time. The Alliance was early in the field, and quite recently the Abbey National came up with its plan.

At the same time, however,

the subject is one which is now

being discussed in general terms between the leaders of the building society movement and the Government.

There is a general objection to mortgages which start at a low level of repayment and then accelerate to higher repayment levels in later years. They may be of some help to young couples—particularly professional classes where a rising income trend can be predicted—but because of the extra interest charges involved in the early years when the borrower is repaying less than he would on a normal mortgage the overall cost to the borrower is high.

Nevertheless, priority for the first-time buyer is emerging as a policy with the encouragement of the Government, and the societies have also been under pressure to consider a formal stabilisation fund to even out peaks and troughs in their availability of funds. (The societies themselves still maintain movements in their liquidity ratios to cope with changing circumstances in fact fulfil this function.)

The common thread running through these various involvements is the level of Government interest in building society policies. Even outside the interest rate debate which has been at the forefront of recent discussions it is clear that at least unofficial Government intervention is here to stay as far as building societies are concerned. This factor may eventually prod them into some new fields while restraining them in others—for example lending on consumer durables.

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CONTINUED FROM PREVIOUS PAGE

Housing market

Continued from previous page
worsening of the situation.
The committee's forecast of 210,000 starts this year and again in 1974, which compares with 227,000 in 1972, could, as a result, be over optimistic.

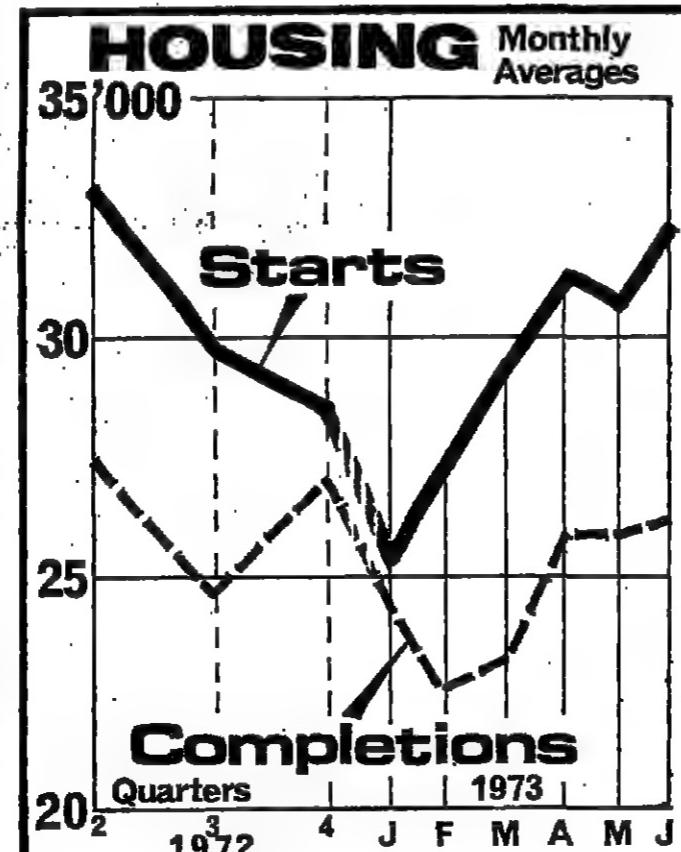
The gleam of hope behind this depressing picture is that house prices are likely to stabilise; indeed, in many areas they are already, and instances of falls in house values are by no means uncommon.

One of the clearest guides to the state of the market is that set out regularly by the Nationwide Building Society. Their last report suggested that the price of new properties had gone up by 8 per cent. in the first half of 1973, a large enough rise in most terms, admittedly, but heartening after the 25 per cent. advance recorded in the July to December period of 1972 and the increase of nearly 17 per cent. in the first half of that year.

Modern second-hand properties became an average of 10 per cent. dearer in the initial six months of 1973, while older houses cost 7.5 per cent. more at the end of the period than at the beginning, compared with increases of about 18 per cent. for both types of property in the previous six months.

There are important implications to the Nationwide figures; foremostly that they affect only property bought on mortgages. Lots of houses, hazardous occupation and at present at the upper price worst one which is pointless—where prices, in fact, and downright misleading.

In 1974, only 900,000 dwellings, 10.6 per cent. of the



Many intangibles

So much, however, depends on intangibles—on twists in Government policy, general interest rate movements, and the level of confidence in the building industry—as to make long term forecasting at best a difficult exercise.

Lots of houses, hazardous occupation and at present at the upper price worst one which is pointless—where prices, in fact, and downright misleading.

In 1974, only 900,000 dwellings, 10.6 per cent. of the

country's total stock, were contexts, might in many be regarded as owner-occupied. To-day, the instances figure is more than 9.3m. and benefactors providing accommodation fractionally moderation and building under 50 per cent. The trend restoring much needed dwellings has done a great deal to be upward and likely to remain so, even if, for many people, bring up to reasonable modern standards houses which would even with low-start mortgages and the special help given by otherwise been demolished.

Some building companies, the prospect of owning a home of one's own is out of the question. With few houses in the London area available for less than £10,000 and building societies unwilling to lend more than two and a half or sometimes three times the prospective borrower's annual income, many people generally regarded as earning reasonable wages do not, at present, stand a hope.

The paradox is that there are actually more dwellings available throughout the country than there are potential households. At the end of 1971, the total number of homes, including flats and maisonettes in Britain, was put at 18.9m., while the number of households was estimated at 18.3m. Something like 1.2m. dwellings are, however, unfit and another 1.8m. lack such basic amenities as an inside lavatory, a sink, a fixed bath in a bathroom or other essentials. Others are in areas lacking employment prospects—where, in other words, few people wish to live. The thing that is absolutely certain is that the housing stock is nowhere near adequate in the most densely populated regions and, despite the great amount of progress which has been made, shows no signs of becoming so in the near future.

Where there has been something of a success story is in the improvement grants scheme which, despite some exploitation by property speculators—a term often used in a prevaricative sense to describe those who, in other

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The Executive's World

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A Dutch solution to the labour shortage

BY MICHAEL VAN OS

IF YOU face an acute labour shortage, it is management's task to find new solutions to the problem when traditional methods have failed. That, at least, is the reaction of a number of companies in the Zaand region of the Netherlands, just north of Amsterdam—and it has led to some unusual experiments.

The latest involves the twelve largest companies in the region, big names like Albert Heijn (the supermarket chain based in Zaandam), Schotter-Honig and Wesseling (two big foodstuffs group) and the Bruynzeel woodworking company.

All of them have faced a shortage of office and administrative staff which the national employment agencies have been unable to solve.

One possible approach, the twelve decided, was to try and tap the very wasteful temps/part-time personnel market. These people are normally employed by the agencies which do not allow them to take up permanent employment with the companies to which they are assigned.

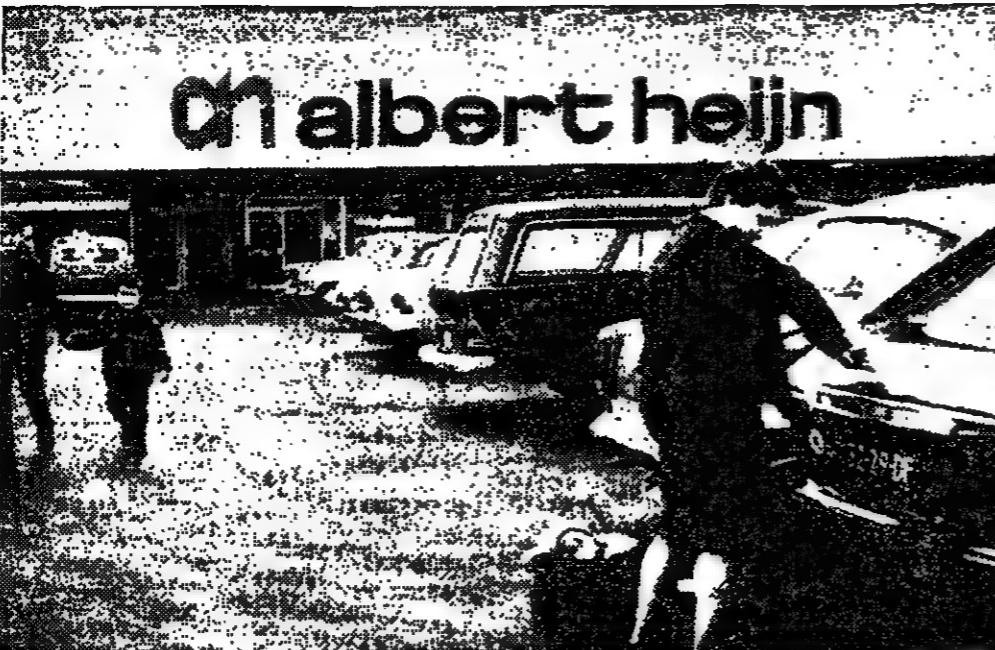
The companies decided to set up their own foundation—the Personnel Service Foundation of the Zaand District—which would differ from the agencies in that it would permit the staff it recruited to terminate their contracts and stay on permanently with the company where they were working. In this way, the companies hope to get a lot of workers back to work.

The Foundation is to start work at the beginning of September. It has acquired a small employment agency in Zaandam.

Besides the twelve companies, the local labour office and the local chamber of commerce are members of the foundation. A massive publicity campaign is planned, aimed particularly at women.

As might be expected, the Foundation has been opposed by the big employment agencies who, operating basically on the same lines, fear losing a substantial part of their market in the region.

Foundation Secretary J. G. van der Sluis—who also works full-time for Bruynzeel—stresses that the Foundation should eventually pay for itself. "But it will



Shoppers at an Albert Heijn supermarket. The company is pioneering a new approach to staff recruitment.

not set up to make profits, unlike repaid in small extra fees serious than the clerical/secretarial shortage and joint recruitment is consequently very important.

The Foundation is expected to work closely with another interesting organisation set up by 11 engineering companies which together employ some 1,400 people. All the companies are located in the province of North Holland, of which Zaand is a part.

The companies co-operate in recruiting skilled and unskilled labour and in sharing work when the need arises. The shortage of blue collar workers is more

serious than the clerical/secretarial shortage and joint recruitment is consequently very important.

But perhaps more interesting is the method of sharing production work. The idea is to pass work from one company which is fully stretched to another which has workers and machines standing idle.

By working together, the companies have solved the problem of matching fixed labour forces and fluctuating order books

against a background of serious labour shortages.

The work-sharing system involves the use of a "machine book" which carries a daily schedule of machine utilisation by company plus details of the types of skilled and unskilled people they employ. Any member company can consult the book to see if another company can spare any volunteer workers to help out or, alternatively, whether a company can take over part or the whole of a particular order.

Foundation Secretary van der Sluis says that although the work-sharing system is very interesting, it is not suitable for the large companies participating in the Foundation whose activities depend mainly on office and administrative staff. Apart from the human problems involved in moving people around even on a voluntary basis, the various collective labour agreements would pose difficulties. All staff changes need the backing of all parties involved, including staff councils and the trade unions.

Mr. van der Sluis says that during 18 month's preparation, the trade unions have been fully briefed about the progress and

regrets that they turned down an invitation to appoint representatives to the Board of the foundation. He says the unions do not want to be in a position of employers—although they approve of the Foundation's aims. "There fortunately are signs, however, that there may be a change of heart over the representation issue as far as the unions are concerned."

The Foundation is examining the question of extending its services to skilled and unskilled workers in small engineering and transport companies.

The present all over the Netherlands, is accentuated in the Zaand region where efforts to modernise and rebuild old industry are hampered by staff shortages. The Government is thinking of reducing the number of foreign unskilled workers flowing into the country, which will exacerbate the situation.

In addition to the problem of local workers' reluctance to take on low-grade work, there is the problem that recruitment campaigns in the east of the country with its ailing textile industry have met very little success. Workers do not like to move from that area to the crowded and industrialised western part of the Netherlands.

CORPORATE FINANCE

The free cash flow model

BY JOEL STERN

ALTHOUGH many things can affect ordinary share prices temporarily, 90 per cent of share values in the world's most sophisticated stock markets is determined by six factors alone.

A valuable financial model can be derived from these six factors. Corporate planners, for instance, can use it to calculate the maximum price their company can pay for an acquisition without changing their shareholdings. Security analysts can work out the intrinsic value of a company.

The model focuses attention on a company's future cash flow available to all debt and equity holders after providing for new investment (both fixed and working capital). Since this cash flow is free of the capital needs of the firm we refer to it as Free Cash Flow.

Free Cash Flow (FCF) is important because investors place considerable emphasis on net profit in calculating share prices. That is, investors do not discount expected future profits per se in arriving at a share price. Two companies with identical expected future profits will command different share prices, because one requires less new capital to achieve a given rate of profit growth. In fact, the market discounts FCF—expected profit minus anticipated new capital investment—in calculating share price. The firm with the greater expected future FCF commands the higher share price.

Four factors

The magnitude of future FCF is determined by four of the six factors that systematically affect share price:

1-NOPAT: Expected future annual net operating profit after taxes (profits before financing costs but after providing for income-taxes);

2-I: Expected future annual amount of net new capital investment that will be required to produce NOPAT (capital expenditures minus depreciation and other non-cash expenses plus incremental working capital);

3-r: After-tax rate of return that is expected to be earned on net new investment (I); and

4-T: The time horizon during which (r) is expected to exceed the company's weighted average cost of debt and equity capital.

Current FCF is equal to current net operating profit after taxes (NOPAT) minus the current year's new capital investment (I). Future FCF is equal to future NOPAT minus future I. Future NOPAT itself is deter-

mined by new capital investment (I) multiplied by the expected rate of return (r) plus current NOPAT. (This assumes that the return on existing capital is not going to change in the future—an assumption which, perhaps surprisingly, is perfectly sound.)

Since FCF is equal to NOPAT minus I, FCF's growth rate depends on the growth rates in NOPAT and I. NOPAT's growth rate is equal to r multiplied by the per cent of the current year's NOPAT that is invested in new projects or I divided by shareholders.

Security analysts can work out the intrinsic value of a company by new capital investment (I) multiplied by the amount of interest-bearing debt (D) in management's target financial structure.

Because of the composition and form of the Model, the FCF framework provides three significant advantages to investment analysts and corporate managers that are absent in traditional tools.

Investment

First, the Model separates corporate investment decisions from financing policy. Because NOPAT is equal to profits before financing costs, it is total net new capital investment financed by debt and/or equity, and r is the expected rate of return on total net new investment. FCF is unaffected by gearing. Poor quality projects do not appear attractive because of the way they are financed. Gearing is, however, an important determinant of market price because it affects the discount rate. Prudent increases in debt reduce the discount rate and, hence, increase the NPV of the FCF and hence current share price.

Second, the corporate planner or analyst can test the sensitivity of his assumptions about the firm's risk and the expected profitability by varying one or more of the six factors that affect the share price.

Third, and perhaps most important, because the parameters in the model are the primary determinants of share price, the user can simulate the impact of decisions on the firm's share price before decisions are implemented.

More than 100 companies are now using the model in one way or another. Burmah Oil employed it in its defence against dissident shareholders earlier this year. In the U.S., Quaker Oats and R. J. Reynolds, to name just two, use it to screen acquisitions. It was the technique used to price Amtrac when the company went public.

The author is a vice-president of the Chase Manhattan Bank. An article on the FCF Model will shortly be appearing in the new Pergamon Press journal, Omega, under the title "Earnings per share is a poor indicator of performance".

Management ideas from abroad

These summaries are condensed from the abstracting journals published by Amber Management Services. Readers wishing to consult original texts should write to P.O. Box 23, Wembley, HA9 8DJ (telex 935779) or to the individual magazines.

THE T'S AND I'S OF FLEXIBLE WORKING HOURS

W. H. L. Hege in *Nationelles Büro + EDV* (Federal Republic of Germany), April 1973; pages 41 (2) pages illustrated, table; in German, English version available.

This article relates how flexible working hours have worked in practice for Kravag, a Hamburg insurance company that introduced them for its 400 employees early in 1970. The paper is not concerned with the basics of FWHs, which everybody is now expected to be familiar with; it takes the superiority of the approach for granted. It deals with the fringe problems that arise, and provides the answers Kravag worked out to solve them, for example, unavoidable absence during core time (for which an upper limit has been laid down which must not, however, be relaxed for late arrival); overtime, in which connection time clocks are said to score over meters; time allowances for business trips, other allowances

HUMAN MANAGEMENT IN A MECHANISED OFFICE

P. Froidevaux in *European Business* (France), spring, 1973; p. 81 (3 pages).

Examines the scope for increased efficiency in general office operations, warns against the indiscriminate introduction of "efficiency" techniques similar to those applied to manufacturing processes, and discusses the managerial implications of job design, motivation, training/development, and merit rating for office personnel.

STANDARD COST SYSTEMS: AN ARGUMENT FOR PARTIAL ABANDONMENT

C. A. Burrows in *The Chartered Accountant in Australia* (Australia), April 1973; p. 11 (4) pages, tables.

Argues that standard cost systems are intended to achieve two objectives, inventory valuation and cost control, but do not achieve the latter because of the arbitrary nature of shared service allocations, and the inclusion of prior-period sunk costs. Maintains that capacity variances do not measure the effects of under-utilisation of capacity, which can be better achieved outside the book-keeping system, and may be harmful because they present as a cost something which is not in the accepted sense.

FRANCHISING REVISITED

H. Hartley and D. L. Loftus in *Canadian Chartered Accountant* (Canada), April 1973; p. 46 (5 pages, tables).

Traces the main reasons why local CPA firms are forced to merge with national firms: (1) a tendency for the senior partners to concentrate on clocking up chargeable time at the expense of time that should be spent on management and planning for the future of the firm, (2) the failure of the founding partner to train a successor, (3) unrealistic remuneration programmes which place an undue financial burden on the remaining partners.

SOME OBSERVATIONS ON THE CONTINUATION OF A FIRM

R. C. Rea in *The Journal of Accountancy* (U.S.), March 1973; p. 40 (6) pages, chart.

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1983 vintage

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1985 vintage

1986 vintage

1987 vintage

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BRACKEN HOUSE, CANNON STREET, LONDON, EC4P 4BY.
Telephone Day & Night: 01-248 8000. Telegrams: Finantime, London
Telex: 886341/2, 883897

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Birmingham: George House, Ground Floor, 99 Wall Street, N.Y. 10005
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Frankfurt: Franklinstrasse 13, 6000 Frankfurt 1, Tel: 0611 3160
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Tel: 02 316 3114

FRIDAY AUGUST 31 1973

Astonishing gaps

THE GOVERNMENT'S economic policy is mistrusted in necessary to overheat the financial markets, and widely criticised by politicians and in the Press; but, as we learn to-day, it is supported almost without reserve by the National Institute for Economic and Social Research. This news, one might suppose, might hearten the Government and reassure some of its critics. In fact, it should do neither, for the Institute's analysis shows astonishing gaps. The disturbing possibility—and it has not been contradicted in any recent Ministerial speech—is that the Government suffers from the same blind spots.

The omissions

It takes no very sophisticated eye to detect the gaps. Any copy of any evening newspaper is full of two symptoms of economic disorder: editorial columns bewailing ever higher interest rates, advertisements of situations vacant which show a desperately tight and inflationary labour market. The National Institute dismisses monetary issues in a single, complacent sentence, and does not discuss the strain in the labour market at all.

Realism needed

These omissions do matter. The Government's critics argue that both the domestic necessity for high interest rates and the state of the labour market are symptoms of fiscal reflationary overkill, leading to excessive demand. The excessive demand created by the Government's deficit is reflected both in the balance of payments and the state of the labour market: the attempt to correct it through borrowing alone is driving up interest rates.

So far as this case is answered in the new Review. These problems cannot be evaded by assertions that the Government might find itself slowing down "of its own accord" the result of the fact of the rise in import prices level out, and that the big problem now is to devise a suitable formula for Stage Three of the anti-inflation policy (and here the National Institute is talking straight Ministerial language). But a cure for the balance of payments requires that domestic market: the attempt to correct it through borrowing alone is unlikely to use about him the words used by Barbara Castle four years ago when the TUC and Parliamentary Labour Party had killed off her "In Place of Strife" labour law plans. Feather, she said, was "potentially one of the greatest general secretaries of the trade union movement". It is just as well that his successor, 51-year-old Lionel (Len to his colleagues) Murray, has more time to make his mark.

Looking back over Feather's four years, it is clear that the problems of the relationship between individual trade unions and the TUC, and of the relationship between the TUC and both the Labour Party and the Government of the day, have been little— even if substantial—victories advanced. The issue of what with which to end a lifetime's

John Elliott assesses Vic Feather's track record as TUC general secretary and the problems he hands on to his successor

Len Murray

Hand-over at the TUC

Vic Feather with the General Council reports covering his 37 years at the TUC



FEW MEN in top jobs type of labour laws and wages are lucky enough to policies should exist—and the role of the TUC in operating any voluntary machinery—is as open as it was. The power of the TUC to affect Government policies has been firmly established, but only in a negative way, because the TUC general council will not—at least under the present Administration—shoulder the responsibility of becoming identified with Government policies.

On the International front, the TUC is still boycotting the Common Market, although in 1968 when George Woodcock retired a few months early as TUC general secretary to become chairman of the Labour Government's Commission on Industrial Relations. Dubbed then a "man in a hurry" in view of the short time available to him before retirement, Feather deserves considerable sympathy because most major issues which faced him when he took office still remain unsolved. His detractors will say he is largely responsible for this lack of progress.

But circumstances—such as the emergence of the powerful Left-wing group on the TUC general council personalised by Jack Jones and Hugh Scanlon, and the election of a determined Conservative Government—did not make life easy for him. Nevertheless, historians are unlikely to use about him the words used by Barbara Castle four years ago when the TUC and Parliamentary Labour Party had killed off her "In Place of Strife" labour law plans. Feather, she said, was "potentially one of the greatest general secretaries of the trade union movement". It is just as well that his successor, 51-year-old Lionel (Len to his colleagues) Murray, has more time to make his mark.

His main place in the history books will almost certainly be his successful battles against these measures. It must be said which the unions founded, individual unions being left to finance and dominate and succeed—or otherwise—the between the TUC and Government. A direct TUC Labour's subsequent general drafted it.

This argument highlights the continuing problem of the relationship between the TUC and the Labour Party—Government in power, with the unions founded, individual unions being left to finance and dominate and succeed—or otherwise—the between the TUC and Government. A direct TUC Labour's subsequent general drafted it.

Feather's skills also helped him to guide the unions back to Downing Street and keep them there for the present round of talks. In fact, the only moment in Feather's life when he has really been at a total loss was probably when, with shock and disbelief, he was faced in 1970 by a Conservative Government which was more interested in pursuing its Industrial Relations Act and its deflationary wages strategy than in doing deals with union leaders.

With hindsight, senior Tory Ministers might now concede that they could have done things differently, in a more conciliatory manner, enabling Labour to elect a government which would be well positioned to deal with the political climate when the TUC annual conference shortly after taking office.

The TUC is also engaged in formulating new policies for Downing Street instead of a dialogue in Square instead of a dialogue in Downing Street. Feather was partially blamed for leading the unions out of the corridors of power at this time and for "double" of dealing in Downing Street with the Conservative Government while at the same time organising alternative "Demonstration House".

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A crisis that cannot be talked away

NEST THE clash of rival claims about the course of the economy, there is a case for taking a look at what is actually happening here and now. For already have all the ingredients of a crisis situation; and it should not be deterred from saying so by fear of being called a "moaning Minnie." Nor need one be afraid to agree with Mr. Gaunt Powell's call for "lower taxes and expenditure" because one has not always been with him on other issues. The main crime on this occasion is to be slightly ahead of events.

Borrowing

The first key feature of the present situation is that we are once again running a current account deficit of over £200m. at an annual rate. This is far greater than Reginald Gaunt's deficit of £164m. with which Harold Wilson made such a lay when he won the election of that year. For on the same method of calculation, the Gaunt deficit was a mere £82m.

As on past occasions, there is every sign that the authorities are financing the deficit by drawing on the reserves and fiscal borrowing. The position would be vulnerable enough if the current deficit were being financed by a private capital inflow attracted by high interest rates. For such "hot money" is a very understandable habit of suddenly taking flight and departing at the most embarrassing moment. But a large part of the deficit is no longer being financed by this means, but by straightforward official borrowing and drawing on the reserves in the past. If the Electricity Council and other public sector borrowing is included, the true cost of reserves and increases in official overseas indebtedness amounted in July to £272m., or a tenth of the total reserves.

This massive overseas deficit is combined with a heavily over-loaded home economy. The 12 per cent. and on the wider August CBI survey shows a definition, by 25 per cent. Bank near-record low in the proportion lending to the private sector of firms working below capacity; moreover some of those firms which were not policy both wage rates and working at full potential were earnings were, at the last count, held up by lack of supplies 15-16 per cent. above a year course, effective demand rather than lack of sales. On ago. Over the last three months, straits are bound to hit investment. But what would we approach if the number of firms are trying to adjusted basis have been rising really prefer? To stake every-

Optimistic

The firms questioned were very optimistic both about export orders and about investment plans. Taken by itself this would be excellent news; but if superimposed on an already over-loaded economy, something will have to give way somewhere, probably with an unpleasant cracking noise. With these capacity constraints, the Government is right to feel that more sterling depreciation is not the answer. But the way to prevent further sinking of the pound is to change internal policies rather than to prop up the exchange rate by foreign borrowing—we know where that has led us in the past.

If one looks at the financial data, the picture is equally disturbing. The borrowing requirement of the National Loan Fund reached £2.700m. in the 12 months to July. (Keynes advocated deficit finance for periods of slump, not boom.) So far this year the money supply on the narrow definition has risen by an annual rate of 12 per cent. and on the wider definition, by 25 per cent. Bank lending to the private sector has increased by 30 per cent. Despite the prices and income those firms which were not policy both wage rates and working at full potential were earnings were, at the last count, held up by lack of supplies 15-16 per cent. above a year course, effective demand rather than lack of sales. On ago. Over the last three months, straits are bound to hit investment. But what would we approach if the number of firms are trying to adjusted basis have been rising really prefer? To stake every-

"A reduction in the Budget deficit would be much less harmful to industrial investment than the alternative method of relying on high interest rates alone."

than the growth of productive It is true that this, together more misinformed and "undesirable" capacity that it was bound to with its other forecasts, leads able" the package is likely to slow down.

The basic point is that we are already suffering from balance being achieved by the excess demand now; and even if end of that year, I shall not repeat my views on the value in supposing that the growth of payments forecasts, but demand "in real terms" will merely quote the National now slow down to more normal Institute itself: "Even if this nothing will have been done to remove the excess. The Government may well have to deal with speculative outflows cycle — again reminiscent of funds at various times from 1964-65 — when a slow growth of output is just as likely to

A great deal of official apologetics overlooks the relationship between international commodity prices and home consumption. If commodity prices fall back, this will undoubtedly benefit real living standards. But by this very same token, it should help to bring about the unintentional result of high interest rate policies forced on the authorities by pressures on sterling; and the scenario would also have to include enough luck for the Government to hold on long enough for "fiscal drag" (that is the increasing burden of existing tax rates when money incomes are rising) to reduce the Budget deficit.

If I am to avoid what I called a fortnight ago the "historical fallacy," I should suggest the conditions under which my analysis might be falsified and Government strategy vindicated. This might be a combination of the following events. First, there would have to be a very sharp drop in commodity prices associated with a world recession. This would reduce the overload on British industry and even if sterling in these conditions depreciated further it would do so without unacceptable effects on import prices. It would have to be preceded by a slowdown in the money supply, brought about as the unintentional result of high interest rate policies forced on the authorities by pressures on sterling; and the scenario would also have to include enough luck for the Government to hold on long enough for "fiscal drag" (that is the increasing burden of existing tax rates when money incomes are rising) to reduce the Budget deficit.

One cannot rule this scenario out of Court; but it is worth reminding ourselves that both domestically and internationally, we have consistently overestimated the dangers of recession and when they have occurred, over-reacted, while at the same time underestimated the dangers of run-away inflation caused by the straightforward creation of too much money.

Forecasts

Then we arrive at the favourite argument of all: the shake-out of commodity prices on which Ministers are said to be "banking" to improve the balance of payments and relieve the pressures on retail prices, thus proving the strategy right.

First, it is necessary to get the whole issue in perspective. It is simply false to regard the payments deficit as reflecting just the explosion of import prices.

The National Institute has just published an interesting chart showing the ratio of export to import volume completely independent of price changes. This shows that the physical world trade and production export-import ratio has improved, as Ministers claim, only if one makes a particularly near-sighted comparison with 1972. Over the whole period since 1969, the trend of this ratio has been downwards; and it is extremely unlikely that this is exceptionally favourable terms of trade of early 1972, which allowed us to get away with such a low ratio, will be typical of the future.

The effects of a possible shake-out in, say, metal and a few grain prices on the total import price index needs to be seen in proportion. There are many other foodstuffs where supply bottlenecks could still be important; and a large proportion of our imports consist of finished or semi-processed packages of 1957, 1961 and 1966 goods whose prices will rise. But if there is one lesson of this period of history, it is that failure to act in time does not hardy to be counted among the remove the need for action.

One rather unusual aspect of the Army and Navy bid has been the public comments by the DTI had acted. It was clear yesterday that the DTI subjected the proposals to a lengthy and close scrutiny. There seemed little doubt that no takeover, although he and the

thing on a sudden investment spending, including of course usages in the next few months, house building and home purchases, is likely to bring to a grinding halt as well as industrial investment. On the other hand measures; or to put the brakes on now when investment intentions are already higher than by an effective monetary policy, can physically be fulfilled, and would spread the load much more evenly over all types of capital formation?

The most respectable official argument is that because of the slower growth of consumption, less harmful to industrial demand in any case slowing down without any need for the method of relying on high interest rates alone. The growth of output has recently been severely at certain forms of per cent. — so much faster

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COMPANY NEWS + COMMENT

£1m. for Stoddard in second half

AFTER £558,000 in the first half, Stoddard Holdings has produced a profit of £1.57m. for the year ended May 31, 1973.

This compares with £475,000 for 1971-72, of which £140,000 came in a normal first half.

Chairman Sir Robert Maclean says substantial demand continued throughout the year. Home sales increased by 34 per cent and export sales by 75 per cent.

The company has derived substantial benefit from the first full year's contribution of the new Axminster loom production from which has increasingly been channelled into export markets. Further capital expansion is planned with a view to increasing production in proved profitable lines for both home and export markets.

Following the return to interim dividends, a final of £1.35m. or 3.125p net, is recommended to make £3.25m. Previous payment was an interim in respect of 1969-70.

Earnings are shown at 26.2p (11.1p) per share.

Company	Page	Col.	Company	Page	Col.
Alderman Secs.	24	6	London & County	23	7
Associated-KPH	22	5	Mather & Platt	23	2
Barr (A. G.)	24	4	Orex Group	22	2
Black & Edgington	24	4	Phoenix Timber	23	2
Blagden & Noakes	21	6	Reeves	23	2
Brown Bros. & Albany	23	1	Richards & Wallington	22	7
Chemical Secs.	23	5	Stocks (Joseph)	22	2
Cooper Inds.	24	5	Stoddard	22	1
Cray Electronics	23	1	TD (Australia)	22	2
Credit Factoring	24	8	Trutex	23	2
Dykes (J.)	24	5	Washington Invest.	24	1
Dyson (J. & J.)	22	8	Western Credit	22	1
Edward Le Bas	22	7	Willis Faber	24	6
Fairey	23	6	Woodrow Wyatt	24	1
Gripperods	22	5	Wrensons Stores	23	1
Howard & Wyndham	23	6	Youghal Carpets	22	4

134 per cent gross, have been paid up by 26 per cent—clearly endorsed earlier projections of a record year. Roughly half the extra comes by way of the full six months' income from the Australian subsidiary and reduced losses in South Africa, but the situation detract from growth record elsewhere which has been hindered by shortages of materials. This problem is still holding back output in the face of a strong upturn in orders. Nevertheless, with the South African activities likely to be trading profitably by June 30, 1973, are reported by Ofrex Group, the industrial fastening and packaging office machines and supplies group.

The interim dividend is increased from 7.8p to 11p a share—a maximum permitted. Last year's gross total was 12.5 per cent paid on a pre-tax profit of £1,455,655.

After tax up from £238,000 to £473,000, net profit advanced from £483,000 to £557,000.

In his annual statement in April, chairman Mr. G. Drexler said that given a reasonably settled economic climate the group expected to produce record sales this year.

He says now that the benefits of recent investment in new facilities, plant re-location and management "will continue to accrue from now on."

The chairman also discloses that the group has a heavy backlog of orders following high world sales in 1971-72.

Two interim dividends totalling £1.2m. were paid on June 30, 1973.

The formation is announced of

WILLIS FABER (Middle East) S.A.L.

(Insurance Brokers and Underwriters)

incorporated in Beirut, Lebanon. The main shareholders in the new Company will be:

Willis, Faber & Dumas Ltd.

Middle East Airlines

Intra Investment Corp. S.A.L.

The Company will serve the insurance requirements of the whole of the rapidly developing economy of the Middle East, and in so doing will co-operate fully with the local insurance markets in that area. The Company will also act as Underwriting Agents for certain major insurance companies.

In all aspects of its operation the Company will have the support and experience of Willis, Faber & Dumas Ltd.—one of the largest international insurance brokers in the world.

The Board of Directors will include:

Dr. Lucien Dahdah, Chairman
(Chairman, Intra Investment Corporation)

Sheikh Najib Alamuddin
(Chairman, Middle East Airlines)

Mr. Julian Faber
(Chairman, Willis, Faber & Dumas Ltd.)

Mr. Frederick Wicks
(Willis, Faber & Dumas Ltd.)

The General Manager will be Mr. Georges Assouad.

The head office of the Company will be situated in the St. Charles Center, Beirut (temporary address c/o Intra Investment Corporation S.A.L., Telex: Fintra 20715LE).

Gourvitch said it was anticipated that results for the remaining three months would be at least as good a scale.

The final dividend is 6.8875 per cent, or 4.8212 per cent net, to make 13.875 per cent for the period. A total of 17 per cent was paid for 1971-72.

Sales expanded from £13.85m. to £14.35m. Net profit improved from £54,092 to £54,421 and earnings per share are shown at 22.4p (9.1p).

A professional valuation of properties made in January, 1973, on a going concern basis disclosed a surplus of £3.82m. over the corresponding book values.

A net sum of £2,381,000 has been added to group reserves.

• comment

It has been an active final three months for Phoenix. Margins (pre-tax) have doubled over the nine months and sales for the quarter point to an annual level of £22.4m. against an average of £11.1m. for the previous three years. In line with the rest of the sector, demand is still soaring away and Phoenix continues to push into woodworking with a higher added value. But for all that, the main investment criteria now are probably (a) the extent to which a 30 per cent p/e relates to a 120p share price and (b) the reality of a 120p share price in the context of net worth amounting to perhaps 135p.

• comment

Ofrex's interim results—profits up by 26 per cent—clearly endorse earlier projections of a record year. Roughly half the extra comes by way of the full six months' income from the Australian subsidiary and reduced losses in South Africa, but the situation detract from growth record elsewhere which has been hindered by shortages of materials. This problem is still holding back output in the face of a strong upturn in orders. Nevertheless, with the South African activities likely to be trading profitably by June 30, 1973, are reported by Ofrex Group, the industrial fastening and packaging office machines and supplies group.

The interim dividend is maintained at 20 per cent on capital increased by one-for-two scrip issue—an effective increase of 61 per cent. The 1972 total was equivalent after allowing for scrip issue, 1pence per share.

Capital increased by rights and/or acquisition issues. Net equal to last year's gross. (a) Gross of 1.8212 per cent. (b) For nine months.

(c) Gross of 1.325p. (d) Gross of 1.1p. (e) Gross of 0.625p. (f) Gross of 2p. (g) Gross of 0.35p. (h) Gross of 6.125 per cent. (i) Gross of 2.575p. (j) Gross of 18 per cent. (k) Gross of 15.125 per cent. (l) Gross of 15 per cent. was forecast. (m) Gross of 38.5 per cent. (n) Gross of 1.36p.

The 1972 gross total was 1.707p.

Youghal Carpets upsurge

FIRST HALF group pre-tax profit of Youghal Carpets (Holdings) were more than doubled at £1.85m. and only some £0.34m. short of the £2.2m. achieved for the year 1972.

And the directors anticipate that trading results for the second half will also be satisfactory.

The interim dividend is maintained at 20 per cent on capital increased by one-for-one scrip issue—an effective increase of 61 per cent. The 1972 total was equivalent after allowing for scrip issue, 1pence per share.

Capital increased by rights and/or acquisition issues. Net equal to last year's gross. (a) Gross of 1.8212 per cent. (b) For nine months.

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Phoenix Timber expansion

PROFIT BEFORE tax of Phoenix Timber Company rose substantially from £432,667 in the year

Turnover for the first four months of the current year has continued at "a very satisfactory rate," the directors state. All indications point to a continuation of profitable trading.

After six months, when pre-tax profit was up from £178,000 to £487,000, chairman Mr. Alexander

now sees that the end-year

turnover will be in the region of £5 million and on a normal tax charge of 27 per cent this puts a prospective multiple on the shares of under 7. What prevents one saying that the shares are outstandingly cheap is first, that higher quality carpets have benefited from trading-up on the part of consumers—which could easily be reversed in a squeeze; and second, that a resultant drop in orders from the U.K. weaving subsidiaries could hit Youghal's yarn exports which attract favourable tax treatment. However, there is certainly no indication of this at the moment—witness the buoyant carpet export figures—and anyway Youghal is on the lookout for a manufacturer of lower-grade carpets which should provide it with some insulation against the risk.

Statement, Page 10

Profit before tax... £1,241,824. Total profit... £262,408. Net profit... £104,000. Taxation... £31,000. Preference dividends... £10,000. Interim Ordinary... £104,000.

External turnover... £12,911,000. £2,755,000.

Trading profit... £2,362,400. £473,000.

Decorations... £262,200. £52,720.

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The Financial Times Friday August 31 1973

Brown Albany £0.3m. rise

FOLLOWING THE forecast of cent gross—22,573 per cent net makes 40 per cent for the period—30 per cent adjuster on enlarged capital. Previous total was also 40 per cent.

And prospects for the second are "more than encouraging" assuming reasonable trading conditions, the directors state.

The group is effectively maintaining the interim dividend at 8.5p net and propose to do with the final the marginal increase currently permitted. The 1972 total was 15.5p gross, including interim 8.5p, from profits of £2.37m.

After tax £705,000 (£475,000), first half net profit came to £220,000 (£174,000).

The group distributors access to the motor, radio, electrical and cycle trades, and sells engineering cycles. The manufacturing side covers aircraft standard parts, domestic heating equipment, and light engineering.

See Lex

Cray Electronics

In line with the June forecast of more than £200,000, taxable profit of Cray Electronics forecast £205,540 for the 12 months ended April 30, 1973. The figure of £126,637 for the previous 12 months is not comparable owing to the merger with J. and S. Engineers.

Earnings are given as 3.1p (6.7p) per 10p share. As promised, a final dividend equal to 32.55 per cent was paid yesterday.

	1972-73	1971
Turnover	£3,434,701	£1,930,260
Profit before tax	£205,540	£182,057
Tax	£83,516	£70,205
Net profit	£126,637	£111,845
Dividends	£61,000	£41,000
* Not comparable.		

Mather & Platt marks time

A turnover ahead by £4.37m. at £27m., general engineers Mather and Platt has only improved its first half 1973 profit by £3.85 to £11.156,425.

Interest charges took £475,386 (£426,500). After tax £206,427 (£241,505), net profit was £89,018 against £67,402.

The directors state that orders for the current year of the parent company are running at some 50 per cent higher than last year.

While forecasting is "extremely hazardous" they are looking to continued improvement for the group overall and are increasing the proposed dividend from 1p to 1.65p (equal to 0.75p net), the amount permitted.

In 1972, total dividend was 3.2p from a profit of just over £2m.

See Lex

Wrensons on target

IN LINE with the £200,000 forecast, Wrensons Stores has produced a profit of £20,000 for the 12 months to March 31, 1973, of which £100,000 was earned in the last 12 months.

Results incorporate the Redman Group, the old firm added in July 1973, the Grosvenor Group from April 26, 1972, and David Greig from October 1, 1972. Profit of the old Wrensons was £119,000 for the year ended January 1, 1972.

The final dividend is 11.875 per cent, making 16.875 per cent, the maximum permitted, for the period. Net less than 15 per cent had been forecast.

After tax £303,000, minorities £10,000, pre-acquisition profits of David Greig £183,000 and extraordinary credits £1,002,000, net profit was £141,000. Dividend 10.875 per cent. Martin and Mr. Peter Green have waived their annual dividend on £1,000,000 shares.

Earnings are shown as 4.3p basic and 6.8p diluted.

Extraordinary credits comprise profits on the sale of properties not acquired with the intention of resale £1.5m., and profits on disposal of shares in a former subsidiary £20,000; less reorganisation expenses £383,000 of which severance and redundancy pay account for £307,000.

Chairman Mr. G. L. Redman says by the end of March the company had achieved its primary objective of becoming a major national retailer, with over 240 stores and supermarkets from Barrow and York in the north to Swansea, Portsmouth and Margate in the south, producing an annual turnover of almost £50m.

All stores are being incorporated under the David Greig banner, and the company will also take that title. Integration benefits should come to full fruition in 1974-75.

On the current year, he tells members that turnover for the first 17 weeks shows a "satisfactory increase" despite closing 43 branches which were mostly uneconomic.

He feels it imprudent to forecast profits for the year because of uncertainties; he stresses that these will not be allowed to inhibit the expansion programme.

The two largest stores to date are providing an "excellent base for development of the clothing and household departments." Supermarkets and stores are being refitted at the rate of about one per week.

Looking ahead to 1974-75, he says there are firm plans for several supermarkets. A large number of further potential sites are currently under investigation with a view to increasing substantially the total sales area during the next two years.

John French and Jeashold properties are valued to throw up a surplus before tax of £4.5m. over the £10-50m. book value.

The former David Greig head office in Waterloo Road, S.E. is surplus to requirements, and the directors will consider the possibilities of redeveloping or selling it to another developer on advantageous terms.

At Manchester, September 14, at 2.30 p.m.

• comment:

Wrensons Stores has met its forecast for the 15-month trading period, though in a period of major changes the figures cannot have all that much relevance

published retail trading profits, for instance amount to little more than the reorganisation costs charged below the line.

The balance sheet shows heavy short-term borrowings approaching £7m., but stock reductions have since helped to bring down the overdraft and Wrensons' cash position is now better than last year.

In its latest statement the company admits that output has been disappointing and says that, although an improvement is expected in the second half of the year, the 1973 total will be lower than the 3,235 tons for last year.

One encouraging factor is that, whereas the average Penang price per picul was 863¢ in the first quarter of the current year, for June was 883¢ and that for July was 860¢. Yesterday Tronon were unchanged at 87¢.

HIBERNIAN HOPES

An advance in group profit, before tax, from £470,370 to £495,205 is reported by Transport Development Australia for the year ended June 30, 1973.

The total dividend is 14 per cent (1.182 per cent equivalent). The final is 7.5 per cent.

1973	1972	
Turnover	£5,782,900	£4,441,533
Gross profit	£1,285,374	£985,121
Profit before tax	£441,000	£311,000
Taxation	£67,570	£44,000
Net profit	£373,430	£267,000
Dividends	£171,354	£83,541
Reserves	£122,864	£111,883
Final dividend	£40.625	£20.221

The group adopted tax officer accounting during year to June 30, 1972, have been adjusted to reflect position had tax effect accounting applied in that year. It includes £846,460 (£457,016) arising from acquisition of Capital profits on sales of surplus properties.

Upward trend for Trutex

On a turnover up from £123,000 to £231,000 first-half 1973 profit of Trutex increased from £112,329 to £230,178 subject to tax of £103,000 (£70,000).

Deliveries indicate another record schoolwear season for the company and future orders including leisurewear sales all point to a buoyant and busy second half, the directors state.

Profit for the year 1972 was £429,588.

An interim dividend of 6.125 per cent equal to 5.73 per cent, (2.38 per cent gross, after adjustment for a scrip issue) is declared. The 1973 total was equal to 21.37 per cent.

The chairman Mr. J. D. Hodgson and Mrs. Hodgson have waived their entitlement to the interim amounting to £13,562. After allowing for waivers the present dividend will absorb £12,888 (£10,805 net).

REEVES SUB-DIVISION

Reeves and Sons states that approval has now been obtained from the DTI to their proposed change of name to Reeves Drycleaners. A recommendation to subdivide the Ordinary shares of £1 into four Ordinary of 25p each, is also announced.

RECENT ISSUES

EQUITIES

Issue	Price	Stock	High	Low	Chg.	+ or -	Date
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INTERNATIONAL COMPANY NEWS + EURO MARKETS

AEG has 'positive' profit expectations

BY ANDREW HARGRAVE

FRANKFURT, August 30.

AEG TELEFUNKEN, the major German electrical and electronic group, reports improved performance all round for the first half of this year, with "positive profit expectations, barring unforeseen events for 1973."

Liquid assets, source of some concern in German financial circles recently, were, at DM5,700m. on June 30, more than twice the figure in June, 1972, and the report adds, as extensive credits were available, "the financing of our business is assured." The report does not make it clear whether the figure refers to the German parent company or the international group as a whole. According to last year's annual report, the former's liquid assets stood at DM4,83m., the latter's at DM2,925m. at the end of the year.

Gross profits (not quantified) improved "according to expectation," the report says, particularly in the entertainment electronics and components sectors. It was the first sector's heavy losses in 1971 and 1972 which led, among others, to lower profits in both years and reduced the dividend in 10 per cent after 16 per cent paid in the previous seven years.

Sales in the first half-year report says, rose by 12 per cent.

Sales by 8 per cent. compared in the first half-year.

Mannesmann stagnates

BY ANDREW HARGRAVE

FRANKFURT, August 30.

IN SPITE of a substantial increase in the order book, a major West German steel and engineering concern, Mannesmann complains of "unsatisfactory" half-year results. Main reasons are rising costs and insufficient revenue which has kept the results only at the level of the same period last year.

The interim report published today adds that even last year orders had to be booked at unsatisfactory prices to ensure the workload. These had to be carried out at costs inflated by additional wages and other costs. But an improvement in the second half of 1973 was forecast by Dr. Egon Overbeck, the executive chairman, at the annual meeting last month.

Overall sales of the group were up 14 per cent. to DM3,789m. in the first half-year compared with the same period in 1972. Exports formed 38 per cent. of the total, recording a 10 per cent. increase. The figure does not include the sales of Demag, the machine tool concern in which Mannesmann acquired a majority holding. The merger has already been approved by the European Commission.

Most selectors of the Group's activities shared in the increase in sales (large diameter pipes P15,12m.

AKZO PLANT FOR INDONESIA

By Michael Van Os

AMSTERDAM, August 30.

A four-month study by experts of Akzo Zout Chemie has revealed the feasibility of a large modern plant in Indonesia. Such a plant would be on the island of Sumatra, the Indonesian Government's industrialisation plan which provides for the establishment of a chemical industry by 1980.

Financed by the Dutch authorities, the feasibility study recommendation to the Indonesian Government says that the plant could be built on the eastern side of Madura Island near the town of Sumenep and have an annual production capacity of about 300,000 tons.

The project would require investments totalling an estimated Pts.12m.

Japanese arrange \$50m. loan for Iran

By Mary Campbell

THE IRANIAN Industrial and Mining Development Bank has borrowed \$50m. from a group of 23 banks from Japan, the U.S. and Europe. The loan is for 12 years and has been managed by Sumitomo Bank and Industrial Bank of Japan.

The money will be used to finance industrial development projects.

Meanwhile, Long Term Credit Bank of Japan has taken a 4.8 per cent. stake in Development and Investment Bank of Iran. Total foreign bank shareholdings in this institution, which was set up last June, with an authorised capital of 2.1m. dollars, now amount to 1.9 per cent. The other foreign shareholders are First Boston Mellon National Bank and Dresdner Bank.

ENI borrows another \$50m.

By Mary Campbell

THE NASSAU subsidiary of Ente Nazionale Idrocarburi Traidivisione and Trust has borrowed a further \$50m. for ten years from a group of Japanese banks.

The spreads over the London Eurodollar interbank rate are the same as for the last loan, announced a few days ago: 1% of one per cent. for the first five years, 1% for the next three years, and 1% for the last two.

It will be used to finance a natural gas project in Europe.

Spanish yard to build gas tankers

By Our Own Correspondent

MADRID, August 30. CRINAVIS, a new shipbuilding company that will specialise in the construction of liquid gas tankers has been formed by the two Madrid based industrial investment banks—Bankunión and Industrias—together with the Bilbao-based Sener engineering firm and the Línea Financiera SA which operates in close contact with Chase Manhattan and other international banks.

Crinavis will invest about \$1m. in new shipyards at Algeciras, near the Gibraltar border.

Mr. Christophe Onassis, who in the past has had several contacts with the Sener engineering firm and in recent weeks visited southern Spain, has reportedly placed orders with the new company.

The project would require investments totalling an estimated Pts.12m.

Investment doubled in Greek car plant

BY OUR OWN CORRESPONDENT

ATHENS, August 30.

INITIAL INVESTMENT in the car plant to be established in Volos, central Greece, has risen to \$50m. from a group of 23 banks from Japan, the U.S. and Europe. The loan is for 12 years and has been managed by Sumitomo Bank and Industrial Bank of Japan.

The Greek State's participation in the project remains 51 per cent.

The amendments to the original agreement between the Greek State and the French companies signed on July 27, 1971, also link export commitments to local sales. Commencement of production, which had been scheduled for February 1973, has been delayed to September 1975.

The share capital of Société Hellénique de Construction Automobile (SOHECA), the Greek company formed to implement the project, remains at \$2m.

In the revised contract, the French companies' export commitment begins from the third year of production and they undertake to export the equivalent of 10 per cent. of their sales in Greece for up to 20,000 cars, rising to 15 per cent. of local sales for between 20,000 and 25,000 cars and 20 per cent. for local sales exceeding 25,000.

The first passenger car models scheduled to be manufactured by the Gepli company.

French to curb sugar pollution

BY RUPERT CORNWELL

THE FRENCH GOVERNMENT'S policy of co-operating with industry to reduce pollution has borne further fruit. Following a similar agreement last year with the paper industry, France's sugar refiners have signed a formal undertaking to cut pollution by three-quarters by 1978.

The companies will invest up to Frs.100m. (59m.), as their side of the bargain, while the Government will put up 10 per cent. of this sum. The agreement is particularly important since the country's 71 sugar refineries accounts for an estimated 16 per cent. of water pollution in France.

The new investments will go towards cleaning up existing plants rather than improving the design of ones still on the drawing board, along the same lines as the paper industry promise of 1972. On that occasion the companies pledged to spend Frs.300m. (£23m.) over five years.

The Environment Ministry is determined, however, to carry on the battle further. Trial programmes to cut pollution from steel mills in the Lorraine have

been launched, while it is hoped that the cement and distilling industries can be persuaded to join forces with the Government. If so, then the official goal of a 50 per cent. cut in pollution within 15 years will start to look feasible.

BARTON GROUP DEFICIENCY

By Michael Southern

SYDNEY, August 30.

THE ATTORNEY-GENERAL of New South Wales, Mr. Ken McCaw, has tabled in the State Parliament a report on the Barton group of companies which recommended that 25 companies in the group be wound up in NSW, and the activities of four others operating inter-State, also be liquidated.

The report prepared by the Commonwealth Affairs Commission, estimates a deficiency of \$412m. in 18 of the companies in the intercontinental group.

The founder of the empire, Mr. Alexander Barton, is now believed to be living in Rhodesia.

Black & Edgington upsurge

PARIS, August 30.

GROUP TURNOVER of Black and Edgington increased from \$3.7m. to \$5.4m. and pre-tax profit was almost doubled to \$417,000 for the 36 weeks to June 8, 1973.

And the directors state that current indications are that the year's profit will show a "satisfactory increase" over the £584,731 for the 33 weeks to September 30, 1972.

The remainder of the year will

as usual, be a period of higher profitability due to the seasonal nature of the camping business. Provision for new acquisitions is good, the directors report. The company manufactures tents, marquees, etc.

Mr. Robin Duthie, chairman, says the recent sterling devaluation in relation to other currencies, while increasing the cost of imported materials, has effectively reduced selling prices to Europe, giving a "significant export advantage which we aim to exploit."

An interim dividend of 41.41 pence net, equal to 6.3 per cent. against 6 per cent. is declared. The 1971-72 total was 12.08 per cent.

Net profit for the 36 weeks was £229,000 (£137,000), after tax of £188,000 (£73,000). The results incorporate those of the Mitchell Group for 22 weeks.

A revaluation of premises as at September 29 has been commissioned and the revised figures will be included in the accounts.

Called Willis Faber (Middle East) S.A.I., the new company is incorporated in Beirut and it intends to co-operate fully with the local insurance markets in the Middle East. It will also act as underwriting agents for certain major insurance companies.

No pessimism at J. Dykes

at J. Dykes

Mr. Harold Dykes, chairman of J. Dykes (Holdings), Glasgow upholstered furniture makers, told shareholders at the annual meeting that he saw nothing in the horizon to cause pessimism of any kind.

Turnover was substantially greater than a year ago and when the new factory which was just coming into production at Queen's Lane, Glasgow, was fully operational next year output would be greatly increased. The present labour force of around 1,000 would rise by up to 2,000.

The meeting approved resolutions increasing the capital to £1.25m. by the creation of 1.5m. Ordinary shares of 25p each, and making a two-for-one scrip issue.

A. G. Barr progress

Soft drink manufacturers A. G. Barr & Co. reports first half pre-tax profit of £268,000 against £221,000 on turnover up £197m. ahead at £45m.

The interim dividend is held at 8 pence gross—5.6 per cent. net. Previous total was 28.1 per cent. paid from profit of £287,000. The directors say considerable progress has so far been made in the reorganisation of Tizer, the firm of which was formed in December 1972. They consider the results to be satisfactory bearing in mind the immediate post-acquisition losses of Tizer and the interest on cost of acquisition.

1972 1973

Group turnover £4,449 £4,682

Trading profit 17 20

Interest 265 322

Profit before tax 265 322

Taxation 95 123

Net profit 173 222

Meeting, Page 9

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1972 1973

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The Property Market

BY PETER RIDDELL

Cavendish Land bid enlivens quiet week

THIS MAIN event of an otherwise predictable quiet week was yesterday's news that Legal and General is to make a £45m. agreed bid for Cavendish Land. This is the third sizeable bid to be made by an insurance group for a property company in under three months—the others being the Prudential's offer for Eddystone and the Royal's for Sterling Estates. The rationale is fairly straightforward since, despite the recovery of the last few months, share prices are still 13 per cent below the peak level in January. But with recent revaluations, throwing up massive surpluses most of the leading groups are now valued at large, often a third or more, discounts to asset values.

At the same time there is a continuing shortage of quality property in the market and many leading institutions are reluctant to buy with current prime yields below 4 per cent again. Indeed the insurance companies' investment in land, and ground rents fell from £198m. to £131m. last year. The obvious solution in this situation has been to buy property in package at a discount, especially in view of 35,000 square feet is already

under construction. Barrington Laurence and D. E. and J. Levy are the agents.

The third scheme is in Queen Anne's Gate where a 33,000 square feet building has been let to the Department of the Public Prosecutor, Mellersh and Hardwicke and P. J. Broomehall and Partners were the agents. The rent was around £8.50 a square foot which underlines the strong rental growth in the Victoria Street area. This was reflected in the recent letting of New Victoria House at £9 a square foot.

Incidentally, the long lease of New Victoria House has just been sold by Gendar Securities for about £1.5m. to Hanover Property Unit Trust, the freshholder. This has worked out as quite a successful development for Hanover since the total cost of the scheme has been £1.9m., while the current market value of the building is probably at least £3m. more than this. Knight Frank and Rutley as usual advised Hanover.

Over supply of offices in Leicester

THE OFFICE market in Leicester is now passing through one of those phases, common to most provincial towns at one time or another, when the pace of development outstrips demand and there is a glut of space. A survey earlier this year showed that out of 5m. square feet of

just over 600,000 square feet was empty with another 700,000 square feet under construction. While this has created considerable problems for developers with fringe schemes, well-sited, central projects are reasonably well placed.

Investment and Property Holdings, for example, has now let nearly half of its 8,600 square feet renovated office building at 142 Charles Street, near to the main railway station. Rents are up to £1.63 a square foot. Jones Lang Wootton was the letting agent. I.P.H. has also now completed and let its shopping and office scheme in Gallowtree Gate.

Another Leicester story is that four floors of a new 13-storey block at 60, Charles Street have been let at rents of more than £1.50 a square foot. The block, which has a total area of nearly 50,000 square feet, was developed by South Bank Estates with Jones Lang and J. Jarrom and Son as the agents.

The city's over-supply problem has prompted the local authority to impose restrictions on new developments of more than 15,000 square feet. These must satisfy certain criteria and either be pre-let, part of a larger complex, or on a site needing redevelopment. There are nevertheless a number of schemes already in the pipeline. Town and City, for example, has recently begun work on a 21,000 square feet office development at 19-29 Princess Street. The building should be completed in October, 1974. Bonfield First and Co. is the agent. The same firm, along with Brown and Merry, will be marketing a 17,000 square feet office development in New Walk, which has recently received planning permission. Gifford Brindley Properties is the developer.

On a nearby site in Welford Road, which is adjacent to New Walk, Fawnbridge, a subsidiary of the Elkvale Group, is develop-

ing a new 20,000 square feet of space is office scheme. Bonfield First is being built. The rent is likely to be more than £1 a square foot. As with all the other schemes mentioned the Alton in Hampshire, where intriguing question is whether another 20,000 square feet unit is to be developed on the Mill Lane Industrial Estate with a probable rent of about £1 a square foot.

Other industrial news is that Westminster Bunting has now completed and let 250,000 square feet of space (50,000 square feet out of it new) on the 26-acre former A.E.I. site at Woolwich. The company, which has a 125-year lease on the site from the Co-operative Insurance Society, is currently developing 120,000 square feet of new warehouse space and is renovating 120,000 square feet of existing units. About 70,000 square feet of this stage has been pre-let and when this section is completed in the next few weeks a further phase of 180,000 square feet will be developed. As in other parts of the south east there has been a strong demand for units this year—partly helped by the relatively low rent of 70p a square foot on the renovated multi-storey premises. New units are being offered at £1.25 a square foot.

In Surrey, Three Stars Properties has now let the majority of the units on its new 100,000 square feet estate at Egham. Warehouse units have just been let at about £1 a square foot, underlining the buoyancy of the market in Surrey at the moment. The only unit remaining is a 25,000 square feet refurbished factory. King and Co. and Gifford Smith are the agents.

In West London, Welford Sword has sold the freehold of its factory and offices in Southfield Road, Acton for £650,000 to Fortress Trust. And, as another part of its U.K. reorganisation programme, the company has sold the leasehold interest in an office and warehouse building of

West Road, in Brentford, to the Assurance. Work has already started on the scheme, which is on a corner site at West Road, nearby premises. Matthews and Goodwin advised Wilkinson; and Fuller Peiser acted for Heacham.

Completing the roundup of the industrial scene, General Accident has recently bought a 23.5 acre industrial site in Blackpole Road, Worcester for £380,000. The site is to be developed by Mackenzie Hill with 54,000 square feet of warehouse space which has been pre-let to part of the Wolsey-Hughes group. Donaldsons acted for General Accident.

OUT AND ABOUT

• In Sheffield, Gauntlett Developments, the commercial and office subsidiary of Slough Estates, has acquired the Grand Hotel. No price has been disclosed but planning consent has already been received for a development consisting of 157,000 square feet of office and commercial space plus parking. Work will start immediately with Eadon Lockwood and Riddle as the agent. Gauntlet, formed last year, already, has offices schemes in both Watford and Brussels.

Other Sheffield news is that four floors of Dyson House, a Star (G.R.) scheme near the railway station have been let to Grattan Warehouses and Buchanan Finance. This accounts for nearly half the space available in the 52,000 square feet block. The rent is understood to be about £1.25 a square foot with Jones Lang Wootton, Henry Spencer and Sons and Eadon Lockwood and Riddle as the agents.

• Peterborough Development Corporation's £400m. plan for the rapid expansion of the town over the next decade came in some stiff criticism this week from Sir Harmer Nichols, local Tory MP, who argued the area was not prepared for the proposed influx of 100,000 new residents. Nevertheless, the plans are moving ahead and the corporation has just received go-ahead from the Government for another stage in its plan. Midgate Shopping Centre is for two four-storey blocks containing 10,000 sq. ft. and 57,000 square feet of retail. Demolition of the existing buildings on the site has been completed and building work will begin in November. The shops should be completed by the end of next year, the offices should be ready in the summer of 1975.

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The Financial Times Friday August 31 1973

Assurance. Work has already started on the scheme, which occupies a nearby premises. Matthews and Goodwin advised Wilkinson; and Fuller Peiser acted for Heacham.

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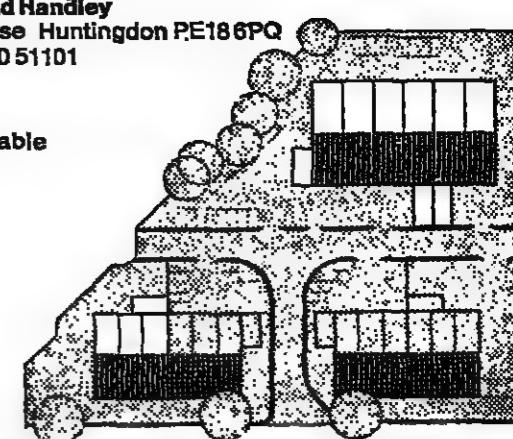
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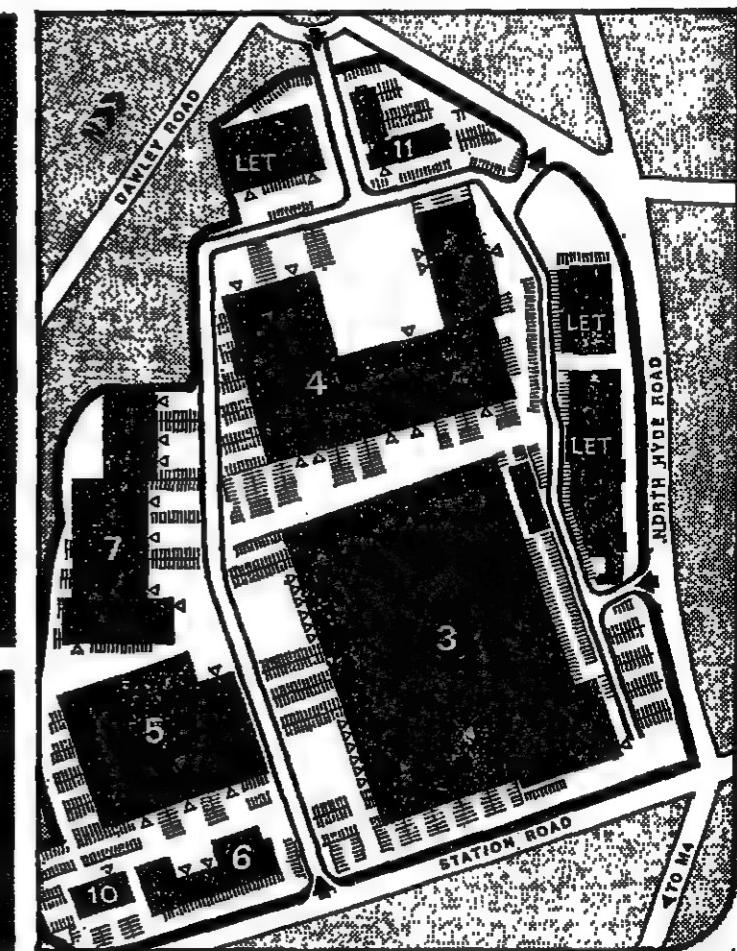
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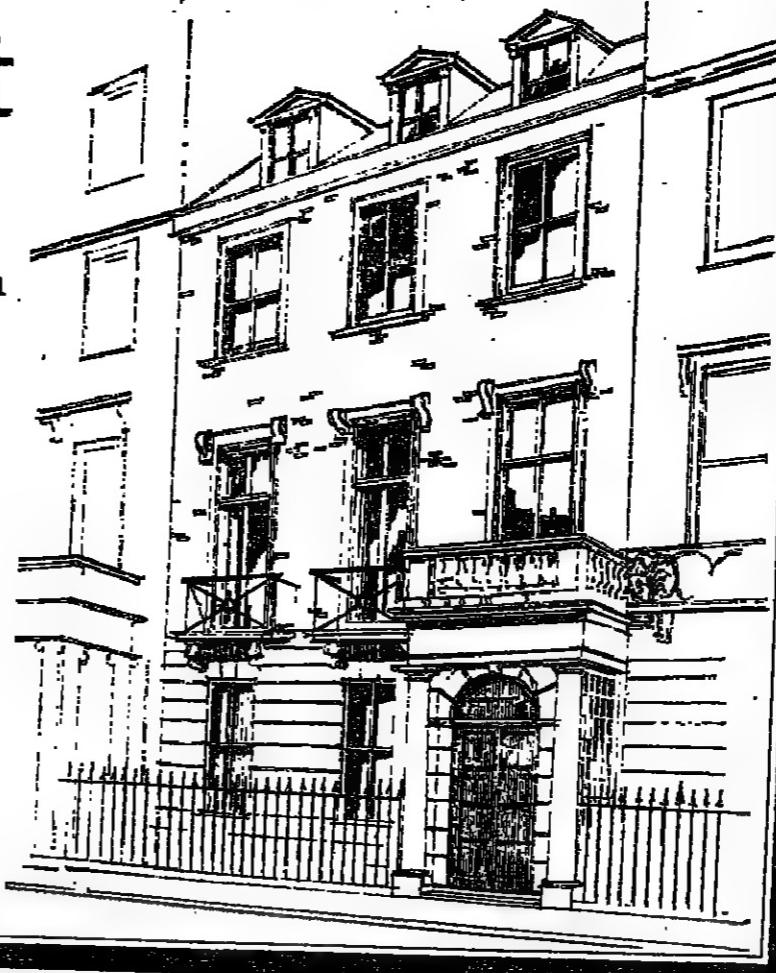
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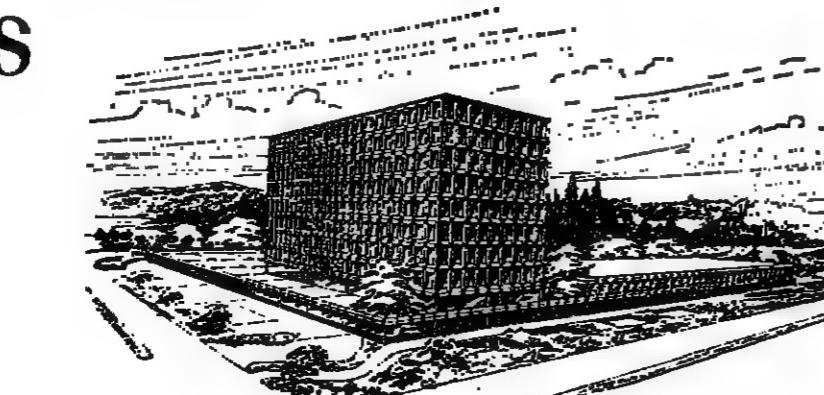
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Allende's Chile - hovering between chaos and reform

From HUGH O'SHAUGHNESSY, Santiago, August 30

IT WOULD be an easy task to argue that Chile is on the brink of a bloody and cruel civil war and that the next few weeks will produce a bloodbath here. It would be equally easy to marshal arguments that civil war is impossible and that the British newspapers and television companies are spending time and money reporting on an exotic South American story because there is little of interest or importance happening during a northern hemisphere summer. Both views are justifiable because the Chilean situation is extremely fluid and never has the future been more difficult to forecast. The optimists put forward the following arguments. They admit the political situation here is bad. The three years that have passed since Dr. Salvador Allende assumed office in 1970 for a six-year term as the first Marxist President of any country to win free and clean Parliamentary elections have produced great tensions in Chile.

The president has used the wide executive powers he has under the constitution to push ahead with a socialist programme which has thoroughly frightened his adversaries, who view with alarm the possibility of Chile becoming some Latin American Czechoslovakia. At the same time the Opposition—the Christian Democrats, Chile's largest single party, and the right-wing Nationals—has a majority in Congress and this fact has made it impossible for Allende to carry through any legislative programme or to alter the constitutional rules of the game to suit his own needs. The middle class and the working class have polarised round the Opposition and the Government respectively. But, the optimistic argument goes, despite great tension the two sides are about evenly matched. As a result, neither side wants to risk a trial of strength which it has no certainty of winning.

Constitution

What is more, the armed forces now act as a shock absorber. After much internal debate senior officers are now fully united on what they want to do and how they mean to do it. They have made clear that they are there to defend the constitution. If the Government wants to mobilise the working class in an effort to push through some sort of rapid socialisation through mob pressure it will be restrained by a force, while the military will equally see to it that the middle classes will not use their tremendous financial and professional resources to act unfairly against a popularly



Santiago students in demonstration clash with police.

elected and legally constituted sooner or later through violence. The centre. On the Left, the MIR (Movement of the Revolutionary Left), and its allies are stockpiling arms in hundreds of factories which the workers have taken over from their lawful owners, while on the Right the neo-fascist Patria y Libertad movement which two years ago was a ridiculous boy scout affair, is now becoming a force to be reckoned with. Its members are polishing their rifles and counting their ammunition in the middle-class residential districts of every major city of Chile, and occasionally saluting out to commit acts of sabotage.

The armed forces mean to impose peace because peace is necessary to economic recovery. And without both peace and economic recovery Chile will never be able to defend its frontiers against envious neighbours. The senior officers see their supreme task as the defence of Chile's frontiers. This is a nightmare task in a country thousands of miles long and only a few miles wide in places. Both Argentina and Bolivia currently have arguments with Chile about boundaries, and in the past Peru, Chile's third neighbour, had arguments too.

Therefore, the optimists conclude, Chileans have no option but to choke back their political passions and muddle on till 1976. Then the military will see to it that new elections are held, and voters given the chance to decide whether they want to confirm a Marxist Government in power for another six years or to chuck out Allende and his colleagues for good. After all, the optimists say, Chile is almost alone in South America in having a Parliamentary democratic tradition and this has seldom failed her.

The pessimists, with a great deal of justification, see it a lot differently. They say that the three years of Allende Government have done nothing but exacerbate the tensions within Chilean society to a point where spectrum are getting stronger at

given the promise and a brief glimpse of a new life free from hunger, exploitation and degradation and have become impatient with a bourgeois parliamentary system which was never able to produce a very just or humane society. On the other hand, the upper and middle classes, having had the first whiff of a Marxist revolution, are equally determined that socialism shall not come to Chile. They will defend their privileges with whatever means they can muster. The first signs of a last-ditch conflict, it is argued, are at hand. The middle classes, unable to curb Allende's executive power by action in Congress, are using their economic power and influence in the country. The month-long strike of hauliers and shopkeepers last October which is being repeated again today shows that the middle classes are prepared to bring the country to a grinding halt and risk a massive popular backlash rather than allow Allende to continue in office.

The aid given by the Christian Democrats and the Nationals to the strike of miners this June also shows that Allende's adversaries are prepared to cut off exports of copper which supplies nearly four-fifths of Chile's foreign earnings and thus drive the country towards bankruptcy, if this offers a chance of tipping Allende out of office.

The pessimistic argument goes on that the groups at the extreme ends of the political spectrum are getting stronger at

each other's expense.

verting the loyalty and discipline of the other ranks.

Thus, it is argued, the main ingredients for civil war, a polarisation of the population and a split among the armed forces who control the real fighting weapons, are present to-day in Chile as they were in Spain in 1936.

Such are the arguments that with greater or lesser degrees of detail and sophistication the optimists and the pessimists of all political persuasions are putting forward to-day. So delicate is the equilibrium of events here at the moment that any uncommitted observer and many Chileans are wafted from optimism to pessimism from one day to the next, indeed from one news broadcast to another.

What is obvious is that civil war will not be avoided without a strengthening of the main forces of the centre. Allende, the senior officers, moderate members of the main Opposition party, the Christian Democrats, and the Chilean Communist Party all agree on this (the Chilean Communist Party is the principal component of the Government coalition), is playing a very cautious centrist strategy at the moment which contrasts markedly with the revolutionary fervour of the MIR.

Not for the first time the idea is being put around that moderates of all political stripes, Christian Democrats, Communists, Socialists and Radicals, should all get together in some new popular revolutionary party which would be ideologically an extraordinary hybrid but whose members would all be united in wanting social change without bloodshed.

Up to now one of the main stumbling blocks to this development has been the attitude of the leaders of the Christian Democratic Party, principally Dr. Allende's predecessor Senator Eduardo Frei, who has pushed his Party to the Right and has stood against any co-operation with the Government. Now, however, if the growing discontent of many Left-wing Christian Democrats is translated into action, the Christian Democratic Party, or large sections of it, could move perceptibly towards the Government and towards the idea of this new Centre Party.

Inflation

Even if they were at one, the argument goes, the senior officers are anyway powerless to stop inflation among lower officers and the rank and file. The abortive coup at the end of June by a handful of tanks which machine-gunned the presidential palace here under the command of a colonel shows that middle-grade officers are heeding the siren voices of the Patria y Libertad extremists who want the armed forces to rise up against Allende. At the same time the alarm in the fleet earlier this month equally demonstrates that the MIR is at work, slowly but surely sub-

BUSINESSES FOR SALE

PAINT FACTORY NEAR LISBON FOR SALE

Independent paint and varnish factory near Lisbon, licensed to manufacture all types of paints and enamels, including priming-inks, seeks a purchaser. The business, whose products are very well-known on the Portuguese market is a joint stock Company, employing more than 240 people and with annual sales of about \$10 million escudos. The factory newly-equipped stands in a large area of land, the property of the Company.

Further particulars may be obtained by application to:— Rogério Sayanda, Praça Príncipe Real, 6-2, LISBOA, 2. Tel: 32 77 09.

FOR SALE WHOLESALE DISTRIBUTORS

Working Proprietor wishing to retire offers business, est. 16 years, trading wearing apparel, linens, carpets, etc. Turnover \$225,000 increasing Good profit record, modern newly equipped ground floor property 9,000 sq. ft.

20-Year Lease

Expanding Midland Town. Excellent potential for expansion. Write Box E.1046, Financial Times, 10, Cannon Street, EC4P 4BY.

FOR SALE

51% of Quoted Company with pre-tax profits in excess of \$100,000. Annual take-over considered. Principals only apply to Box E.1045, Financial Times, 10, Cannon Street, EC4P 4BY.

SMALL PROPERTY COMPANY FOR SALE:

2 separate commercial/industrial properties, one a modern office block, All three are in Surrey and let to Public Company. Write Box E.1045, Financial Times, 10, Cannon Street, EC4P 4BY.

STRATFORD UPON AVON, close to M1—Business with branch premises, with sales of £20, substantial turnover but good scope for expansion. A room for sale. Two main Dealership but mainly second. Exceptional turnover, suit best a good brand company. Principals only please of firm of substance with £1m. Write Box E.1045, Financial Times, 10, Cannon Street, EC4P 4BY.

CAR RENTAL

Car rental business for Sale. Owners returning overseas. Two Hotel outlets London and Heathrow, 100+ cars and vans. Owners willing to accept part cash now balance on deferred basis. Ingoing £30,000 plus. Finance guarantees.

Write Mr. H. J. Hindle 29 Cheam St., London, S.W.1.

MOTOR CARAVAN HIRE, established 1968. Write Box E.1045, Financial Times, 10, Cannon Street, EC4P 4BY.

FOR SALE: Well-established medium size business with premises, plant, workshop, office, etc. Suitable for health reasons. Principals only apply to Box E.1045, Financial Times, 10, Cannon Street, EC4P 4BY.

SOUTH WEST COAST

With frontage on the harbour with moorings—an EXCEPTIONAL HOTEL with RESTAURANT, COTTAGES, GARDENS, etc. For Sale—over £55,000. PRIVATE BATHROOM BEDROOMS—At present occupied by the owner for 6 months. The hotel is available for immediate occupation. Short term lease available—full details in confidence to principals only from Sole Agents.

HAMMERSLEY & CO.
18, St. George St., Hove, S.E. 10.
Tel. No. 01-232 5837

REQUIRED SUBSTANTIAL MOTOR GARAGE BUSINESSES WITH

ONE OR MORE IMPORTED CAR FRANCHISES

ALL MAJOR TOWNS
LONDON—(M4)—BRISTOL

- ★ Unlimited Funds
- ★ Immediate Decisions
- ★ No Commission required
- Details in confidence (Ref. C.O.) to

PRAIL CHAMPION & PRAIL
74 Spital Street
Dartford 28891

WAREHOUSE/DISTRIBUTION COMPANY WANTED— N.W.10 OR NEAR

We are interested in acquiring the above for Cash or would consider Merger. Covered area must be 40,000 sq. ft. or more. Fresh or good Lease. Need not be profitable currently. Reply to: Managing Director, Box E.1049, Financial Times, 10, Cannon Street, EC4P 4BY.

ADVERTISER

is interested in securing a small DROP/HAMMER FORGE capable of manufacturing forgings up to a weight of 4 lbs. Any interest, please write to the firm in care of the Managing Director, Box E.1050, Financial Times, 10, Cannon Street, EC4P 4BY.

ENGINEERING BUSINESS

with manufacturing and assembly facilities. Need not be profit making. Staff required to remain. Location Hertfordshire or surrounding counties. Not profit making part of existing concern. Right. Details in confidence to Box E.0951, Financial Times, 10, Cannon Street, EC4P 4BY.

PUBLIC COMPANY SHELL WANTED

or arranged takeover to secure quota-share of property companies developing investment opportunities assets of around One Million Pounds and profits in the order of £250,000-£300,000 p.a. Please write in confidence to Box E.1048, Financial Times, 10, Cannon Street, EC4P 4BY.

An Active well organised Company

Director, seeks additional interest in the Construction / Building / Property Development field. In the North West Lancashire area, or similar area. Any reasonable proposition that would involve injection of Capital and Time would be considered. Please write to Box No. E.1048, Financial Times, 10, Cannon Street, EC4P 4BY.

WANTED

Part or whole established running concern in India. Also new collaborations. Write Box E.1020, Financial Times, 10, Cannon Street, EC4P 4BY.

EXPANDING GROUP OF MENSWEAR RETAILERS

wishes to purchase small group, situated in the Midlands or North of England. Write Box E.1015, Financial Times, 10, Cannon Street, EC4P 4BY.

WANTED to purchase Caravan Park in S.W. England or Holiday Chalets, Flats or write Box E.1023, Financial Times, 10, Cannon Street, EC4P 4BY.

EMPLOYMENT AGENCIES

A large employment agency group is interested in purchasing additional agencies in London. Please write to Box E.1053, Financial Times, 10, Cannon Street, EC4P 4BY.

NATIONAL HOUSE BUILDERS

Require Land in Nottingham, Mansfield, Shirefield, Northampton and Bedford.

WILL ACQUIRE COMPANIES

With Suitable Land Bank

Details to Box E.1045, Financial Times, 10, Cannon Street, EC4P 4BY.

WANTED Departmental, Furniture, Drapery or similar Stores

Quoted Company wishes to acquire stores of substantial size, singly or in groups, freehold or leasehold in any part of the United Kingdom, in London area or South of England. May presently be trading as departmental furniture or drapery stores. Consideration in cash or shares. Write in confidence to Box E.1045, Financial Times, 10, Cannon Street, EC4P 4BY.

Colin Warburton
or James Irving
7 Cleveland Row,
London S.W.1.

or telephone 01-639 6666.

TRADING COMPANY

Based in the Liverpool area wishes to purchase a company within 15-20 miles radius of Manchester. The company should preferably be operating in the building product light engineering field or it should provide a service to the construction industry. Principals only please to state confidence. Write Box E.0952, Financial Times, 10, Cannon Street, EC4P 4BY.

Mortgage brokers and/or life insurance brokers required, required.

London, Birmingham and Southampton areas by public company group. Full details, in first instance to

Bristol and West Finance Ltd., Stock Exchange Buildings, St. Nicholas Street, Bristol. Tel: Bristol 25008.

PLASTICS TRADE MOLDING COMPANY

To meet extra demand in our own operation, we wish to acquire controlling interest in a Trade Injection Molding Company. Write in confidence to the Managing Director, Box E.1014, Financial Times, 10, Cannon Street, EC4P 4BY.

Dimension industrial, but must have room for expansion up to capacity of 50 to 80 moulding machine, with good shop floor and engineering management. Preferably own equipment.

Apply: M. K. Collins

Larkfield, Kent.

Telephone: MASTON 70810/77811

PRIVATE COMPANY wishes to buy Steel Fabrication and Erection and Rocking and Cladding Companies with turnover £250,000-£750,000 per annum. All present Management is essential. Write Box E.1058, Financial Times, 10, Cannon Street, EC4P 4BY.

WANTED to purchase Caravan Park in S.W. England or Holiday Chalets, Flats or write Box E.1023, Financial Times, 10, Cannon Street, EC4P 4BY.

WALL STREET + OVERSEAS MARKETS

+ FOREIGN EXCHANGES

Demand lacking and rally fades out

Sterling weaker

BY OUR WALL STREET CORRESPONDENT

THE RALLY petered out on Wall Street to-day, market follow-through was lacking and there was little in the news back-ground to sustain market interest for the third quarter and also the year.

After opening another .34 up at \$86.89, the Dow Jones Industrial Average slowly reacted to \$82.33 for a net loss of .90. The NYSE All Common Index finished unchanged at \$35.39, after rising 11 cents to \$35.50, while gains led losses by \$22 to \$23. Trading volume dropped by 3.50m. shares to 12.1m.

In the economic news, factory orders in July rose by a small amount after a strong gain in the previous month, on a monthly-month basis.

Bonds closed mixed in quiet markets. Government's finished lower, in the short and intermediate areas, with prices of from 1 to 4. Longer maturities were irregular, within a quarter point range.

"Glamours" and Blue Chips retreated. Polaroid lost \$1 to \$116; Du Pont \$1 to \$157; Disney \$2 to \$85; Schlumberger \$24 to \$115; and Procter and Gamble \$4 to \$97.

Most actively-traded stock Philip Morris slipped \$2 to \$116, announced an increased dividend and a management shakeup.

Aluminized gained ground. Martin Marietta moved up .20 to \$88; Reynolds Metals \$4 to \$167; Kaiser Aluminum \$1 to \$22; Alcan \$1 to \$32; American Metal Cladmax \$1 to \$34; and Alcoa \$1 to \$71.

Retail stocks improved on increased August sales. Lucky Stores picked up \$1 to \$113; Broadway-Hale Stores \$1 to \$33; Safeway \$1 to \$34; and A and P \$10 to \$12. Sears added \$1 to \$117; J.C. Penny \$1 to \$76; and Zayre \$1 to \$12.

Corsing Glass advanced .45¢ to \$105; U.S. Life \$1 to \$23; Owens Illinois \$1 to \$34; Lubrizol \$1 to \$49; Dentsply \$1 to \$212; Arthur G. McKee \$1 to \$34; and Caterpillar Tractor \$1 to \$63.

Food issues also moved up. Keebler tacked on \$1 to \$18; Southland \$1 to \$16; General Foods \$1 to \$24; General Mills \$1 to \$78; and Standard Brands \$1 to \$48.

The American SE Index rose another 3 cents to \$23.32, while index issues led declines by .36¢ to \$21. in a volume of 1,833m. (1.83m.) shares.

Manfied Tire fell \$1 to \$51, on volume of 11,000 shares with a block of 7,400 shares at \$51. Kaiser Industries gained \$1 to \$71 and Syntex jumped \$4 to \$100, but TWA Warrants declined \$1 to \$3.

OTHER MARKETS

Canada irregular

Canadian Stock Markets were irregular in moderate trading yesterday.

The Industrial Share Index rose .49 to 210.0, Base Metals put up .43 to 101.40. Western Oils improved 2.40 to 252.13, but Golds lost 1.78 to 259.70. Banks shed 0.49 to 268.75. Papers eased 0.20 to 127.33 and Utilities dipped 0.01 to 140.67.

Indices

NEW YORK

DOW JONES AVERAGES

Home Trans. Corp Bonds Indus Util. Totals

Aug. 29 1973 Aug. 29 1973 Aug. 29 1973 Aug. 29 1973

171.88 156.96 95.85 95.85 100.00 100.00

185.45 164.22 102.80 102.80 100.00 100.00

178.40 167.07 110.22 110.22 100.00 100.00

171.69 162.71 94.24 94.24 97.40 97.40

171.49 154.44 92.45 92.45 97.40 97.40

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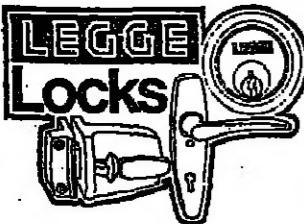
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F.T. SHARE INFORMATION SERVICE

INDUSTRIALS—Continued



THE LEX COLUMN

Lombard

Metric measures for food

BY JOE ROGALY

ANYONE who has forgotten the psychological damage done to price-conscious consumers by the change to decimal coinage should go out and buy a cucumber. Prices vary, of course, but the cellophane-wrapped half-cucumber I bought the other day cost 10p. Two shillings. That is our shillings for a whole cucumber. The fact that shops can sell cucumbers at such prices is sufficient evidence of how stunned and dizzy most of us have been made by the change in coinage.

As far as decimalisation is concerned, the damage is done. The lesson is of major importance, however, since it is quite possible (although hardly believable) that the same mistake is about to be made all over again. For Britain is now being moved to a system of decimal weights and measures for foods and groceries, and it seems that the Government is not yet doing anything like enough to prevent a further deadening of price consciousness of the kind experienced when we moved from £s.d. to £.p.

"By stealth"

The move to metric foodstuffs is starting slowly. The Department of Trade and Industry is now consulting "interested organisations"—those famous protectors of the interests of the individual—about a proposed Ministerial Order that would permit the sale of salt and pasta products (other than canned pasta products) in metric packs. It is anticipated that during the next year or so similar consultations, followed by Orders, will take place, affecting about 50 more foodstuffs, including sugar and flour. In short, the change-over to metric measurement of everything on the supermarket shelf has already begun: some might say "without fanfare"; others "by stealth".

At the same time, some attention is being given to the protection of the consumer. The Metrication Board set up a "Consumer Safeguards Group" and heard its report. The Government set up a study group and, this week, published its report. Promises have been made in the House of Commons. Only one thing has been left out: action.

This needs some explaining. The Government's report, which is on "unit pricing," contains the reflections of Department of Trade and Industry and Ministry of Agriculture officials on this method of marking every package with their price per pound, pint, gram or litre. They conclude that the use of prescribed standard quantities—e.g. 250g, 500g, 1,000g—for packaging particular foodstuffs is in most cases more easily comprehended than unit pricing. The Metrication orders likely to appear over the next year will probably apply to goods sold in such standard units (as salt and spaghetti are now, by the lb. or 5 oz. pack).

Error

But the same officials acknowledge that "during metrication" there might be a case for unit pricing, even of goods sold in standard packs. In this way, a shopper could read on the pack of, say, flour, the price in both pence per pound and pence per 500g. In spite of this, no mandatory dual unit pricing is being provided for in the proposed Orders, as they stand. The hope is that voluntary agreements with the affected industries can be reached. This meeting of the interests of business rather than those of the individual was the cardinal error made during the change to decimal currency: it is being repeated now.

The same applies to the official attitude towards unit pricing of goods that cannot easily be sold by standard measure. The DTI report allows that "mandatory unit pricing could help to deal with these problems areas" but I bet half a pound to 250g of rice that we will still hear more about tests in which only a minority of shoppers used unit prices as a basis for comparison—even though the same results showed that once the "less privileged" can be made to understand the experiment they take full advantage of it.

What is needed if the change to metric measurement of groceries is not to be the same disaster as was the change to decimal money is new legislation, designed primarily to meet the needs of the consumer, that would enforce dual unit-pricing for all goods, including those in standard packages, for several years, while providing for a large-scale campaign of public information and the continued enforcement of unit pricing on goods not in standard packs after a set date. Nothing less will do.

Fairey and the learning curve

If the recent strength of the pace of these costs is included in London property values Fairey price—up 15 per cent. in work-in-progress and is un-since last September—partic-ally been in anticipation of this treatment, apparently month roughly marked a peak 21 times a modern rental), the

the accounts, then there is room and it plays no significant part in the rise from £6.2m. to since have been equalised but shares would not be standing in growth has apparently started

A £386,000 property valuation surplus has no message for the market capitalisation of fication, especially in this kind

£1.4m., but the make up of business.

1972-73's £2.1m. pre-tax, against the forecast of an unchanged value of over £5m. means that the debt portfolio

£2m. is of interest. Land deal ratio has more than doubled to 26.5m. (leaving the two offices

£135,000 currency bonus. More cash flow of £1.8m. has to be

important is the appearance of a new item in the balance sheet substantial rise in learning costs on "learning and setting-up" Britten-Norman this year, and to 45 per cent agreement" for

£386,000.

A separate definition from deferred liabilities amounting to properties would have cost since the uninspiring 1972 r. d. which is "written off as £1.2m. Fortunately, there is £65m-plus on the open market figures in April, and there are roughly 50-50 to Britten profits growth both this year only £5m. of funded debt with interim—profits over a fifth Norman aircraft and the and, especially, next, with the coupons below 10 per cent. As higher at £1.6m. before con-

ducts which are not covered by profits in Fairey S.A.

L & G/Cavendish

The basic message of the The portfolio meanwhile takes a pre-determined number of units and written off over a maximum price tag of £45m. at 140p a period of five years. Where contracts are covered by third party

Legal and General Residential ones, implying some

must be about the extent of the management effort.

Given also that the September stock control systems, the group reckons that there is plenty more to be squeezed out of wholesaling—roughly four-fifths of sales. Moreover, sales revaluation looked pretty full in progress in line with an order book half as large again as last year, and there is bound to be renewed talk of the rights issue possibilities. All the same, the chances are that earnings growth will now gather momentum.

Meanwhile, a bank overdraft of £1.7m. out of the picture).

This said, the niggling thought is that L & G could have bought Cavendish (it has

shown a reasonably steady

a one-fifth rise in first quarter

orders, produced market expecta-

tions which are hardly ful-

filled by half-time profits up

merely from £1.15m. before tax—hence a 7p

drop in the share price to 66p.

Although the 18 per cent

growth in sales appears to point

to see growth extending into

next year despite increasing

shortages of labour and mate-

rials; however, the fire protec-

tion side—about half the

business—is blown some good

problem of borrowing costs

With the help of improved could get worse as Mather ex-

damage figures.

Index was unchanged at 417.7

BEL
SCOTC
WHISKY
Afrore ye

Weather

UK TO-DAY

NOSTRY DRY with some rain, in Scotland.

London, S.E. and England, E. Anglia, Dry, variable cloud, Wind, N.W., becomes moderate. Max. 23°C.

Channel Is., S.W., N.W., N. England, W.

Mainly dry, becoming fog and drizzle over W., becoming S.W., increasing fresh. Max.

Lakes I. of Man, S.W., Scotland, Glasgow, Lands, Argyll and N.

Cloudy, occasional hill fog. Wind S.W., high gale in places. (61°F).

N.E. England, Ber-

Cloudy, occasional S.W., fresh, or strong (63°F).

Cairnness, Orkney and Shetland, occasional S.W., strong, or gale (59°F).

Outlook: S.E. Em-

become warm and si-

lwise cloudy with rain.

Lighting-ups: Lond.

Manchester 20.33, Lon-

Belfast 20.50.

BUSINESS CEN

	Yester	Mid-day
Alexandria	20	20
Asterdam	20	20
Athens	20	20
Bahrain	20	20
Bangkok	20	20
Berlin	20	20
Bern	20	20
Brussels	20	20
Budapest	20	20
B. Aires	20	20
Buenos Aires	20	20
Cardiff	20	20
Cologne	20	20
Copenhagen	20	20
Dublin	20	20
Edinburgh	20	20
Frankfurt	20	20
Geneva	20	20
Helsinki	20	20
M. Kow	20	20
Paris	20	20
Stockholm	20	20
Tokyo	20	20
Vienna	20	20
London	20	20

	Yester	Mid-day
Alacat	20	20
Alesund	20	20
Barcelona	20	20
Bari	20	20
Berlin	20	20
Blackpool	20	20
Bogota	20	20
Boulogne	20	20
Brasilia	20	20
Cape Town	20	20
Caracas	20	20
Denmark	20	20
Detroit	20	20
Faro	20	20
Glasgow	20	20
Helsinki	20	20
Istanbul	20	20
Kuala Lumpur	20	20
Lagos	20	20
Lima	20	20
Madrid	20	20
Malta	20	20
Montevideo	20	20
Nairobi	20	20
Nicosia	20	20
Nizza	20	20
Norwich	20	20
Oslo	20	20
Panama	20	20
Perth	20	20
Porto	20	20
Rome	20	20
Sabah	20	20
Santiago	20	20
Santos	20	20
Sarajevo	20	20
Santiago	20	20
Singapore	20	20
Stockholm	20	20
Tbilisi	20	20
Tokyo	20	20
Tunis	20	20
Vienna	20	20
Vienna	20	20
Winnipeg	20	20
Yerevan	20	20

HOLIDAY REG

	Yester	Mid-day
Alacat	20	20
Alesund	20	20
Barcelona	20	20
Bari	20	20
Berlin	20	20
Blackpool	20	20
Bogota	20	20
Brasilia	20	20
Cape Town	20	20
Caracas	20	20
Denmark	20	20
Detroit	20	20
Faro	20	20
Glasgow	20	20
Helsinki	20	20
Istanbul	20	20
Kuala Lumpur	20	20
Lagos	20	20
Madrid	20	20
Malta	20	20
Montevideo	20	20
Nairobi	20	20
Nicosia	20	20
Nizza	20	20
Norwich	20	20
Oslo	20	20
Perth	20	20
Porto	20	20
Rome	20	20
Sabah	20	20
Santiago	20	20
Singapore	20	20
Tbilisi	20	20
Tokyo	20	20
Tunis	2	